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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, April 26, 2011

7:10 p.m.

in

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

- Hugh Russell, Chair
- Thomas Anninger, Vice Chair
- William Tibbs, Member
- Pamela Winters, Member
- H. Theodore Cohen, Member
- Charles Studen, Associate Member
- Ahmed Nur, Associate Member

Brian Murphy, Assistant City Manager for
Community Development

Community Development Staff:

- Liza Paden
- Susan Glazer
- Roger Boothe
- Stuart Dash
- Jeff Roberts
- Iram Farooq



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P R O C E E D I N G S

(Sitting Members: Hugh Russell, Thomas Anninger, H. Theodore Cohen, Charles Studen.)

HUGH RUSSELL: Good evening. This is the meeting of the Cambridge Planning Board, and the first thing on our agenda is the Board of Zoning Appeal cases.

Do we have any?

LIZA PADEN: There are actually no Zoning Board of appeal cases for you to review tonight, but on the BZA agenda for the May 12th meeting is a Special Permit Variance request for the Firehouse Inn in Kendall Square, and this is for an additional 30 rooms that they would like to construct over the property that they own that abuts their existing building. It's also known as Deacon Street which is a private way. So, what we wanted to know is whether or not you wanted to see the plans at the next meeting because we could ask Mr. Vendetti (phonetic) to come

1 in. Would you like to see them?

2 CHARLES STUDEN: I would.

3 LIZA PADEN: Okay, that's fine. I
4 just wanted to confirm that before we made
5 that assumption.

6 And I'll let you know that the Sonesta
7 Hotel antenna installation, they boxed in the
8 antennas and it's a huge difference. I have
9 some photo sims if you want to take a quick
10 look.

11 CHARLES STUDEN: Great.

12 HUGH RUSSELL: Do you want to see
13 them? Okay. Yes, no?

14 H. THEODORE COHEN: Do you have them
15 here?

16 LIZA PADEN: And there's no
17 transcripts that have come in for me to read
18 yet so I'm expecting buckets of them.

19 HUGH RUSSELL: Okay, I believe we
20 should move on to the next item on our
21 agenda, which is an update by Brian Murphy.

1 BRIAN MURPHY: Thanks, Hugh. And
2 just to give you a preview of coming
3 attractions. We've got a Transportation
4 Traffic and Parking Committee public meeting
5 about traffic concerns about the East
6 Cambridge roadways and Lechmere Station as
7 the North Point development starts to become
8 more real and HYM is involved. I guess the
9 neighbors are started to think about what's
10 going to be involved in those roadways, so
11 we're going to have a meeting and discuss
12 that. I would expect that HYM will probably
13 be coming in not right away, but in the not
14 too distant future but sort of their first
15 proposal.

16 HUGH RUSSELL: What does HYM stand
17 for?

18 BRIAN MURPHY: It actually stands
19 for Hold You Me. The developer had a
20 daughter who passed away, and it's sort of a
21 tribute to her that he actually named it

1 after. But this is Tom O'Brien who used to
2 be with Tishman. He was the head of the BRA
3 for a while. He's sort of principal partner
4 there, and he's got -- he's got Canyon
5 Ventures is one of the other financiers who's
6 -- basically Magic Johnson's company.
7 There's a third financial partner that Pan Am
8 is also involved in deals since they had the
9 real estate. But it's sort of one of the
10 more positive things and then it's sort of
11 one of the first signs of activity and life
12 we've seen at NorthPoint in a while. And
13 knock on wood, it seems like it's more real
14 than we've seen in a while.

15 May 3rd we're here again. And May 5th
16 the Ordinance Committee will have hearings on
17 Chestnut Hill Realty petition as well as the
18 5.28.2.

19 And then on May 9th the City Council is
20 going to have a round table discussion to
21 receive an update from Goody Clancey and CDD

1 on the planning process for the Kendall
2 Central study.

3 Thursday morning we have our first
4 meeting of the Kendall Square Advisory
5 Committee to start that process, and we look
6 forward to coming here as well to preview
7 those items for the Board as well.

8 HUGH RUSSELL: Is there a Member of
9 this Board on the advisory committee?

10 BRIAN MURPHY: Pardon me, Hugh?

11 HUGH RUSSELL: Is there a Member of
12 this Board on the advisory committee?

13 BRIAN MURPHY: I don't believe there
14 is.

15 In terms of upcoming meetings, we have
16 May 3rd the Kendall Square consultant is
17 coming in. Vinnie Clancey is coming in to
18 the Planning Board. We've got Harvey Street
19 agenda coming before us. 258, Forest Street,
20 CRDD and then our Novartis Zoning discussion.
21 And May 10th we've got a public hearing on

1 5.28.2, and a pre-application conference for
2 EF International.

3 That's what we've got on the agenda so
4 far.

5 HUGH RUSSELL: Do we have a meeting
6 on the 17th also?

7 BRIAN MURPHY: I believe we're
8 holding that, but I don't think we have any
9 agenda items yet.

10 LIZA PADEN: Yes, that's right.

11 THOMAS ANNINGER: And for the rest
12 of the month?

13 BRIAN MURPHY: We'll probably have
14 enough to keep you busy. Well, not you.

15 THOMAS ANNINGER: I'm hoping that
16 the next one will be in June.

17 BRIAN MURPHY: We'll take a look and
18 get back to you and try to update that at the
19 May 3rd hearing.

20 HUGH RUSSELL: Okay, thank you.

21 H. THEODORE COHEN: Thank you. I

1 I left a copy for all the Board Members of the
2 Land Court's decision involving the rezoning
3 of Lesley University. I don't know if --
4 Liza gave it to me. But I think it's a
5 really very interesting opinion, a very good
6 opinion. But what is of particular note, I
7 think, for us is the amount that they quote
8 from our actions and our decision and the
9 importance the Court placed upon the fact
10 that in the rezoning, it was a very lengthy,
11 thoughtful process that went before various
12 citizen committees and before us a couple of
13 times and before the Ordinance Committee and
14 before the City Council in order for the
15 court to conclude that, you know, nothing was
16 done inappropriately and that it had been a
17 very thoughtful process. I think it's just
18 very interesting that you might want to read
19 it.

20 HUGH RUSSELL: So, the next item on
21 our agenda is a 2013 and 1991 Mass. Avenue

1 and I'm wondering what sort of a quorum we
2 need to take up that business.

3 LIZA PADEN: I think that in this
4 particular case it's up to the Board to
5 decide whether or not this change in the
6 driveway meets the standard for being and
7 keeping with the Special Permit as it was
8 reviewed and granted. And if the Board finds
9 that to be the case, then it's just a matter
10 of accepting this design revision. And it's
11 under the original Special Permit. I don't
12 know why four people couldn't make that
13 decision. But as far as I know, Pam will not
14 be here for this discussion. And as far as I
15 know, Ahmed and Bill are both coming.

16 HUGH RUSSELL: And Steve is not
17 coming?

18 LIZA PADEN: Steve is not able to
19 come this evening.

20 H. THEODORE COHEN: I have a
21 question. Can I sit on this? I sat on the

1 original St. James Petition a year or so ago,
2 but I was not present when the most recent
3 iteration came through.

4 LIZA PADEN: I don't know why not.

5 THOMAS ANNINGER: Well, it was a new
6 Special Permit.

7 LIZA PADEN: It was a new Special
8 Permit, but you had all the materials and you
9 had a copy of the decision and you had access
10 to the transcripts.

11 HUGH RUSSELL: Okay, so then shall
12 we proceed?

13 * * * * *

14 (Sitting Members: Hugh Russell, Thomas
15 Anninger, William Tibbs, H. Theodore Cohen,
16 Charles Studen, Ahmed Nur.)

17 HUGH RUSSELL: Gwen, do you want to
18 explain why you're here?

19 GWENDOLEN NOYSE: Good evening and
20 thank you for being here.

21 CHARLES STUDEN: Could you speak

1 into the microphone?

2 GWENDOLEN NOYSE: Thank you for
3 being here again this evening. We're back
4 because we learned that a widely believed
5 understanding of the uses allowed in the Res
6 B portion of our site where we had had a
7 driveway and a ramp, this understanding was
8 not accurate. Although a driveway is an
9 allowable use in a Res B District and a
10 church may use such a driveway, multi-family
11 residence may not use such a driveway or a
12 ramp. The Zoning Variance is clearly -- and
13 the Zoning option varies is not an option for
14 us.

15 So, we're back with what we believe
16 from the standpoint of the City and an
17 oversight of Departments that we've met with,
18 what we believe is a minor change in the
19 plans and we need a Minor Amendment to the
20 decisions that were already made.

21 As it turns out, the change

1 representing makes a visible street level
2 difference in our plans only at the first
3 floor northeast corner of the Beech Street
4 elevation. This is a small portion of the
5 building and doesn't adversely change any of
6 the key traffic, upper floor or other design
7 elements of the project previously considered
8 by the Planning Board. In fact, the ramps
9 moved more inboard to the building, and the
10 use of the side yard setback is predominantly
11 planted areas and patios which is actually
12 what neighbors have requested over the years
13 that we've been discussing it with them.
14 These changes are, however, quite a bit more
15 expensive to build and not nearly as
16 efficient as the earlier layout. The extra
17 costs are primarily accounted for in the
18 garage, the foundation walls, and the
19 structure for the ramp, and are considerably
20 more expensive than they would have been with
21 the former plan.

1 Another cost in the change is the
2 church would have preferred to have floor
3 spaces at the top of the ramp instead of in
4 the garage. All these things considered, we
5 have managed to revise the plans in a very
6 short time and have touched bases with all
7 the involved departments. They have been
8 sportive of this change so far and I
9 sincerely hope that this will be the last
10 time we need to present to you on this
11 project.

12 So, we have some slides that I'd like
13 to go through with you. The red line around
14 the upper northeast corner, it shows the way
15 the situation would have been with the ramp
16 on the farther side of the property, and four
17 parking spaces just inside of that, and then
18 the ramp continuing down all the way to the
19 basement. But you can see that's, that's the
20 area that we're focusing in on, and is the
21 ground level. This is, this is what's

1 proposed and it's fairly light. We can bring
2 it back up but it's showing how the ramp the
3 ramp is at the top of the drive. It goes
4 into the building, and there's two parking
5 spaces on the -- closer to the property line
6 in the setback. This is fairly light here,
7 but this is where the driveway is now being
8 located in this proposal.

9 It was in this area right up close to
10 the property line, and what we've managed to
11 do is to get two parking spaces that the
12 church can use that come in, they come in the
13 driveway off Beech Street and go this way.
14 There is -- I'm going to -- there's an
15 enlargement. Here's an enlargement of that
16 situation. So where the driveway was
17 originally here, coming in here, we now have
18 planting. And the driveway is shown here now
19 which is actually where the existing curb cut
20 is on the property. So, we were able to use
21 the existing curb cut and come in, keep the

1 trees that aren't shown on this plan, but
2 they're right on either side of the driveway,
3 and have two parking spaces here, a garage
4 door here, and then down to the, down to the
5 basement parking.

6 So, this is showing the difference.
7 And the area, this is what's existing and --
8 on the plans that you've seen so far, and
9 this is what we're proposing. And that's the
10 only change that's visible to passersby.

11 And I should point out that the -- one
12 of the big things that we think is an
13 advantage to neighbors is that this area used
14 to be ramp, and now it will be planted and
15 trees and gardens and so on for the -- there
16 are several units in this area that will now
17 have, instead of a ramp in front of them,
18 there will be planting and so on. So, this
19 is showing the difference in the two. And
20 the garage plan you can see before the ramp
21 is now wiping out a whole bunch of parking

1 spaces that were there, and we've had to
2 increase the garage size in order to
3 accommodate this which is at some cost
4 obviously to the --

5 So this is showing the way the plans
6 were approved before. And you can see what
7 we were doing with the blank wall where the
8 cars were being parked and covering them with
9 planting. The new plan is showing that the
10 curb cut will be here and there will instead
11 be a driveway in at that end of the building
12 and going down.

13 And then this is showing the two. You
14 can see this is where it's changed.
15 Everything else is similar.

16 And this is looking at it -- this is
17 the way it used to be, and the four parking
18 spaces were in here. The drive going down,
19 and then we had various solutions for how we
20 could, you know, have that be a screen or
21 planting or whatever. And the iteration you

1 saw with the last slide was showing planting
2 on a trellis kind of operation.

3 So this is looking along Beech Street,
4 and then the proposed change is that there
5 would be the entrance to the garage which
6 would be well-lit, and the garage doors here.
7 And there would be space for two parking
8 spaces right here and planting here along the
9 walk which could be higher, too. We're just
10 showing its planning there.

11 So, here, again, you can see the
12 difference. There's here, there's four
13 spaces here. There's just two and the garage
14 is going in here. And that's it.

15 HUGH RUSSELL: So the extension to
16 the garage is an underground extension?

17 GWENDOLEN NOYSE: Yes, it's all
18 underground. And we've gone through this
19 with Ranjit and his office, and it's within
20 our property line so we can do that.

21 HUGH RUSSELL: Inside the higher

1 densi ty?

2 GWENDOLEN NOYSE: That' s ri ght.
3 It' s wi thi n the property l i ne. It' s wi thi n
4 the Zoni ng Di stri ct l i ne.

5 HUGH RUSSELL: Sue, have you had a
6 chance to l ook at the pl an for the garage and
7 do you wi sh to make a comment about the pl an?

8 SUSAN CLI PPI NGER: I do. Sue
9 Cli ppi nger, Traffi c and Parki ng.

10 We' ve got the pl ans today. We had
11 heard verbal l y and seen some sketches of what
12 was bei ng proposed. I thi nk the -- we had
13 sort of two basi c concerns:

14 One of them i s the -- those four space
15 -- what were goi ng to be four spaces on the
16 street. The goal that we have for those
17 spaces i s to make sure that they' re spaces
18 that are easy for peopl e to fi nd who mi ght be
19 stoppi ng bri efl y to go i n or out of the
20 church, and we don' t want them stoppi ng on
21 Beech Street, and we don' t want to have any

1 disincentive for them to pull into those
2 spaces, to be able to stop, do whatever
3 business they have to do and move on. And,
4 you know, we can live with two instead of
5 four. I think that's reasonable.

6 The other area that we've been working
7 with them on and concentrating on is the
8 people who may go, the users of church
9 activities, whether it's day care, choir,
10 food kitchen, as it was in the past, or
11 anything in the future, the spaces they used
12 to have on the street are now in the garage.
13 It's very important that the people who are
14 needing to park associated with those
15 activities, have access to those spaces.
16 Those aren't like a residence, the same
17 person who uses the space every single day
18 and has used this stuff. So we've been
19 pushing very hard to make sure that the
20 access to that garage is very easy and not
21 hard to use, and people aren't discouraged

1 from using the garage because of the design.
2 So we've been pushing for them to get the
3 drive aisle as wide as possible. And we
4 actually believe there may be some little
5 opportunity for a little more scooching to
6 happen in order to open that up even further.
7 And the plan that we've seen today, there's a
8 portion of the driveway that's incredibly
9 steep. And we had some concerns about
10 whether that's actually too steep. And I
11 think that that can be accommodated by
12 further changes. They've got a little more
13 parking in the garage than the permit allows.
14 So they've got some room to work with that,
15 but we don't feel that it's ready for, you
16 know, to be built at this point from what
17 they've shown us today.

18 CHARLES STUDEN: Excuse me, Sue. I
19 had a question about your comment that you
20 wanted a number of spaces. Originally it was
21 four, but you're willing to live with two on

1 the street for the occasional visitor or
2 someone who needs to park briefly without
3 having to go into the garage. I wondered
4 about that, because it seems like you've gone
5 to great lengths to enlarge the garage.
6 You've suggested that there may be some extra
7 spaces. I'm not that crazy actually about
8 having those spaces out on the street or
9 outside. It seems to me that if that were
10 all landscaping, the project would be much
11 nicer visually. But what I'm asking you,
12 you're worried that if everyone had to use
13 the garage, even a short-term person to park
14 in the garage, they couldn't do it or
15 wouldn't be able to do it?

16 SUSAN CLIPPINGER: I see it as a
17 safety valve in order to try to make sure
18 that people aren't illegally parking on
19 Beech Street. So, you know, I totally agree.
20 It would be much nicer looking without them,
21 but I'm worried about people not wanting to

1 make the effort to go all the way down into
2 the garage and then come back up to the
3 building, and having some kind of safety
4 valve that we can look to going forward in
5 the future that allows that kind of parking
6 activity to be accommodated on the site
7 instead of being accommodated in the travel
8 lane on the street.

9 CHARLES STUDEN: Do you think that
10 this proposed change is better in terms of,
11 is visibility an accessibility? Because I
12 happen to think it is. Rather than having to
13 go down that ramp along the side of the
14 building before you entered the garage,
15 having the garage door where they're
16 proposing to put it now is a better location
17 for it. Do you have an opinion about that?

18 SUSAN CLIPPINGER: The ramp's pretty
19 steep, so having it covered is probably
20 better.

21 CHARLES STUDEN: Just in terms of

1 snow and ice in the wintertime?

2 SUSAN CLIPPINGER: Yes. But, you
3 know, I think -- I don't think one's more or
4 less safe. I think the current plan is
5 aesthetically much more improved.

6 H. THEODORE COHEN: I'm sorry, your
7 last comment what was aesthetically improved?

8 SUSAN CLIPPINGER: I think not
9 having the ramp not opened, you know, beside
10 the building as an aesthetic because now it's
11 under the building.

12 H. THEODORE COHEN: Right. Well,
13 but I had a question about your earlier
14 comment to make sure it was easily usable by
15 the public and just comparing the original
16 plan where it was just an open area to this
17 where, you know, it's sort of tucked in under
18 a column, do you think one versus the other
19 is easier or harder for the public to use?

20 SUSAN CLIPPINGER: No, I think, you
21 know, people will find the ramp. My focus

1 has been making sure the ramp's not too
2 narrow and not too steep and people are
3 willing to use it and they don't use it once
4 and say they're not going down there again.

5 H. THEODORE COHEN: Your concern is
6 the grade of it rather than its actual
7 location.

8 SUSAN CLIPPINGER: I think the
9 location. It's more of a design issue than
10 any functional.

11 H. THEODORE COHEN: Thank you.

12 HUGH RUSSELL: Somebody would have
13 to be prepped to know that they can go, and
14 that somehow the garage door would open for
15 them, and that there was spaces downstairs
16 available for them. Because you ordinarily
17 would not expect that if you were coming up
18 to apartment building.

19 CHARLES STUDEN: How will the garage
20 door be activated?

21 GWENDOLEN NOYSE: We have several

1 thoughts on this, and it is something that
2 the church and Susan and we have talked about
3 how to make it easy to get down there. So it
4 will be the church-related traffic. And
5 those who don't have transponders -- most of
6 the people who live in the building and work
7 in the church, will have transponders.

8 We will have a voice activated box at
9 the top of the driveway and, you know, a
10 punch dial thing. And we, as another
11 alternative that we've talked about, it seems
12 like absolutely everybody has cell phones, so
13 we can also use that as another means of
14 access. So we're working on that. And
15 because the people going into the garage will
16 all have permission by the church to -- and
17 encouragement, encouragement to use that, we
18 feel we can make it worth working.

19 And I didn't say in my opening comments
20 that although this is not the way we would
21 have gone, as you know, having the ramp

1 inside and paying for it as part of the
2 structure that was on grade or on the ground,
3 one of the advantages is that it's safer
4 because you don't need to worry about ice and
5 snow. And it can be better lit than we were
6 trying to do. We were trying to keep the
7 lighting level low as an accommodation to the
8 neighbors. And there was another point that
9 I wanted to make about the change.

10 CHARLES STUDEN: The existing curb
11 cut, I think that's a powerful advantage as
12 well.

13 GWENDOLEN NOYSE: That's obviously a
14 point that will spare some people a lot of
15 energy. There was one more point about the
16 safety.

17 AHMED NUR: Is the exit and entrance
18 alarmed?

19 GWENDOLEN NOYSE: Well, that's a
20 given as cars are going out. There's room
21 for two cars to pass each other, and there's

1 room for a car to go off the street. And all
2 the dimensions are well worked out with --
3 oh, I know what the point.

4 This is -- we have worked with civil
5 engineer Sasaki, and very finely tuned the
6 plans so that the transitions are there. And
7 it's actually less steep than one of the
8 drives that we did similar to this in
9 Lexington which nobody has ever complained
10 about. So it isn't as steep as we have
11 experienced. And Ranjit has no -- has had --
12 we've shown it to him, and it's fine with
13 him. So, those are my extra comments.

14 HUGH RUSSELL: There's an apartment
15 that has a bedroom above the ramp?

16 GWENDOLEN NOYSE: Yes, that's a
17 potential loss or it may be handled as being
18 -- that's -- the first floor has a very high
19 ceiling, so it may be able to build up the
20 floor and have it be a loft space that's
21 still, still has a good ceiling height.

1 HUGH RUSSELL: Yes, Charles.

2 CHARLES STUDEN: I noticed on the
3 drawing as well an area that appears to be
4 fenced and screened. It says possible
5 transformer location. Where was that
6 transformer when you had the proposal before
7 us that there was a driveway and a ramp down
8 there?

9 GWENDOLEN NOYSE: It was at the very
10 end of the ramp, and that was something that
11 as it went down the ramp, you turned in to
12 get into the building and then there was an
13 area surrounded by the wall down there. And
14 they -- NStar was very concerned that we have
15 bollards and so on to prevent anybody from
16 slipping in.

17 CHARLES STUDEN: Colliding.

18 GWENDOLEN NOYSE: Right. So this is
19 better.

20 CHARLES STUDEN: Thank you.

21 HUGH RUSSELL: Sort of looking at it

1 as a covered porch on the corner of the
2 building that has, you know, the door back in
3 the porch and on the side of the porch,
4 there's a place for two cars to stick out.

5 WILLIAM TIBBS: I was going to ask
6 you if you can comment on that, those two
7 cars because they're now very close to the
8 other building, granted it's still on your
9 property line, but it's a different sense of
10 separation than it was before when it was on
11 the other --

12 GWENDOLEN NOYSE: I appreciate that.

13 Two things: One is the dimension is
14 what is required. We carefully measured
15 that.

16 Two, there will be some planting.

17 And three, that's an area of the
18 Kingdom hall that doesn't have any windows in
19 it.

20 HUGH RUSSELL: Ahmed.

21 AHMED NUR: The concern that I have

1 about the exit alarm, the corner of Beacon
2 and Washington, we have this ramp garage that
3 comes out and they change the tone to almost
4 what sounds like a crossing for the blind,
5 and it's extremely dangerous, and we've
6 advised the building owner that just --
7 that's the only thing, it is too close to
8 Mass. Avenue. And I'm not sure if that
9 pedestrian crossing has the bird call for it.

10 GWENDOLEN NOYSE: I think we can
11 handle this just with lights. If somebody's
12 coming up the ramp and the door starts to
13 open, there's going to be a yellow light
14 inside. There is room for two cars to pass.

15 AHMED NUR: I'm thinking for the
16 blind. They listen to just the sound to stop
17 beeping to go across further down the street.

18 GWENDOLEN NOYSE: Well, as you come
19 up to the top of the driveway, there is room
20 for a whole car length at the top in front of
21 the door. And there's -- it's like any other

1 driveway at that point. And you can see, you
2 can look left and right, so maybe we can put
3 a stop sign on the column.

4 AHMED NUR: I'm just thinking of the
5 sound, the beep.

6 GWENDOLEN NOYSE: Right. I'm not
7 sure that, you know, if this is something
8 that we could do if we needed to, but I think
9 it would be more of an annoyance to the
10 neighborhood for somebody who made a sound
11 more than just having the car come up to the
12 top and stop and look. The building itself
13 is farther back from the sidewalk than it had
14 to be by Zoning which is one of the
15 concessions they made.

16 AHMED NUR: Sure.

17 GWENDOLEN NOYSE: So there is
18 visibility.

19 AHMED NUR: The other comment I
20 wanted to make, Hugh, the two parking spaces
21 up front, I agree with Susan. Star market

1 MIT has a two- or three-story parking, and if
2 you got to go in quickly, drop in and off,
3 people normally you'd rather just park right
4 there in the street illegally. Run in, get
5 the flowers, and run out kind of the thing
6 and also for deliveries, and so on and so
7 forth. You don't want the garage opening if
8 someone wants to go in and out for two
9 seconds. So I think that's a good idea.

10 Thank you.

11 HUGH RUSSELL: Ted.

12 H. THEODORE COHEN: Could we go back
13 to the possible transformer? Could you put
14 the sketch up, the plan up?

15 GWENDOLEN NOYSE: Yes. Let's see,
16 we have talked -- just as background, we have
17 talked with Ranjit about this and we haven't
18 yet talked to NStar. We talked to our
19 electrical engineer and the building
20 department, but we haven't yet talked to
21 NStar, so that's why we're -- and also we're

1 going to the Historic Commission next week.
2 So we realize that they might have some say
3 about.

4 H. THEODORE COHEN: Well, what do
5 you envision this as right now? I mean, is
6 it a giant square?

7 GWENDOLEN NOYSE: It's -- I'm told
8 like this. And it would be surrounded by
9 planting and a green fence.

10 H. THEODORE COHEN: Oh, so there's
11 the transformer in the center and then
12 there's a large area around it and a fence
13 around it.

14 GWENDOLEN NOYSE: Right.

15 H. THEODORE COHEN: So it's not
16 actually a structure?

17 GWENDOLEN NOYSE: No, it's not a
18 structure. I'm sorry, I'm going to try to
19 see if I can get this picture back for you,
20 but I can show it to you in your handout.

21 H. THEODORE COHEN: I'm looking at

1 it on the handout.

2 GWENDOLEN NOYSE: The idea is that
3 there's the -- NStar requires a certain
4 amount of space to be with a fence around a
5 transformer, and we would like planting to
6 further buffer it. And we'll do as much as
7 we can to make it as unobtrusive as possible.

8 H. THEODORE COHEN: And it's set
9 back from the fence to the Kingdom Hall and
10 the property line?

11 GWENDOLEN NOYSE: All that has been
12 dimensioned by the civil engineer.

13 H. THEODORE COHEN: Is acceptable to
14 the project?

15 GWENDOLEN NOYSE: Yes.

16 And I don't know why this is not
17 wanting to....

18 HUGH RUSSELL: Okay, well, I think
19 we shouldn't be holding up for pictures that
20 we don't need to see. So, I guess my
21 question is do we have enough information?

1 Have people had enough time to think about
2 this to act on it or should we take this
3 information and take it under advisement or
4 is there more information that you want?

5 WILLIAM TIBBS: I think Sue's
6 comments and concerns are enough for me to at
7 least, given the swiftness of this, putting
8 under advisement just to make sure -- it
9 sounds like those things can settle, but
10 they're not quite there yet as far as I'm
11 concerned.

12 CHARLES STUDEN: Although I'm
13 concerned that there is no alternative, is
14 this the case? I mean, given the Zoning
15 complication that you weren't aware of, which
16 is unfortunate, you designed the project in
17 one way originally and then were told
18 recently that you couldn't do that, and this
19 is an accommodation. What's going to change
20 between now and our next meeting?

21 GWENDOLEN NOYSE: I should say we

1 I earned about this, I don't know, two weeks
2 ago. And we've really been working hard.
3 Sasaki has been up to one o'clock this
4 morning doing these things. I'm sorry they
5 were as late as they were. But we've had to
6 talk to the Building Department several
7 times. We've been back and forth with
8 Traffic. We did the best we could. You
9 know, we widened -- as you can see, the width
10 of the ramp is wider than it was when we
11 first talked to Susan. I think we could
12 continue to address her concerns, getting
13 back and forth and phone calls was a little
14 hard today. I think you're right, we don't
15 have many choices about this. We have done
16 everything we can to keep the forward
17 movement of this project because it's, it's
18 really hard to have these changes being made,
19 and it's simply hard to spin on a dime. I
20 think that I would be very comfortable
21 continuing to work with Susan directly to --

1 and Adam to make sure that we've got a, you
2 know, things buttoned up properly. But I'm
3 hoping that this can be viewed as a good
4 solution to a problem that came up very
5 recently.

6 CHARLES STUDEN: And I'm putting it
7 slightly differently. I'm saying the only
8 solution, unless there's something here that
9 I don't understand, I mean, I don't know how
10 else you would do it at this point. I think
11 the issue before us is whether this is in the
12 spirit on the plan that we granted.

13 WILLIAM TIBBS: Yes, I think that it
14 may be the only solution, but I'm mindful of
15 the process that we go through. And I know
16 these things happen sometimes, but it's, it
17 was controversial enough and people were
18 concerned enough that I think we just need to
19 make sure, in my opinion, that we're
20 comfortable with the changes I guess. I
21 think I'm not unopen to the idea of working

1 with Sue, if Sue feels that's workable as far
2 as she's concerned, but I think as you said,
3 you're spinning on a dime. And I understand
4 the need to do that, but there was a process
5 and it wasn't necessarily the easiest process
6 whenever changes occur. And that gives me
7 the question, which you may have explained
8 before I got here, as to how this surfaced as
9 an issue?

10 GWENDOLEN NOYSE: Very, very early
11 on we were looking at the driveway, where the
12 driveway should be, and we sought the best
13 advice we could about it, and at that time
14 the opinion was that the use of a driveway
15 for housing was okay.

16 WILLIAM TIBBS: The opinion by who?

17 GWENDOLEN NOYSE: We had
18 conversations with the staff.

19 WILLIAM TIBBS: Okay. And how did
20 you find out about this particular?

21 GWENDOLEN NOYSE: Through the staff.

1 WILLIAM TIBBS: Again.

2 HUGH RUSSELL: Has this proposal
3 been reviewed with the Building Department?

4 GWENDOLEN NOYSE: Yes. I've been --
5 I've had three conversations in person with
6 Ranjit, and one of those included Sean
7 O'Grady.

8 HUGH RUSSELL: Have they seen the
9 plans?

10 GWENDOLEN NOYSE: Yes. They've seen
11 -- yes. This hasn't gone over there today,
12 but this is just a more detailed version of
13 what Ranjit has seen, and Ranjit said it was
14 okay.

15 H. THEODORE COHEN: Has anyone from
16 Kingdom Hall seen this?

17 GWENDOLEN NOYSE: Not yet, but they
18 have been very supportive. I mean, they've
19 been -- I should say they've been very even
20 handed. They have not wanted to object to
21 what we have done. And in fact, their one

1 concern in this project was that the ramp was
2 getting closer to their foundation wall and
3 they wanted to make sure we had our engineers
4 talk to them, and they were concerned that as
5 we put the ramp down into the ground, that it
6 might disturb their foundation which is
7 historic and, you know, it's like granite
8 blocks and stuff like that. And this of
9 course is -- we're going, you know, 20 feet
10 back.

11 HUGH RUSSELL: There's a big
12 difference.

13 GWENDOLEN NOYSE: Right. And so
14 from their standpoint. And so Mr. Hampton
15 has been -- Mr. Hampton has been very --
16 expressed his desire to be non-objecting to
17 this.

18 H. THEODORE COHEN: But what has he
19 seen? Or what was described to them?

20 GWENDOLEN NOYSE: We've worked in
21 the past with the church about the -- as I

1 said, the driveway is what they were
2 concerned about, that it should -- that it
3 could disturb their foundations. And we have
4 met with them, our engineers have met with
5 them, and they were solving how to have sheet
6 piling so there would be no disturbance to
7 the church. And we haven't been back in
8 touch with them, but from their standpoint,
9 this is alleviating their one concern. And
10 as I said, he has in the past expressed that
11 he didn't want to be a problem at all.

12 H. THEODORE COHEN: Well, so do I
13 understand from that they don't even know the
14 proposal to shift the driveway?

15 GWENDOLEN NOYSE: Not yet. This is
16 -- we've -- you're right, we should have
17 gotten in touch with them, but this is better
18 than where it was before, so -- I shouldn't
19 say -- we haven't directly done this, but the
20 members of the Porter Square Neighborhood
21 Association or the North Cambridge

1 Stabilization, it's been on all of their web
2 pages. So -- and in that case they would
3 know that way. The neighbors, we met -- and
4 we met with the neighbors last week.

5 THOMAS ANNINGER: I'll say a couple
6 of words.

7 HUGH RUSSELL: Please.

8 THOMAS ANNINGER: If I understand
9 it, the heart of the Zoning issue is that you
10 were trying to get to a multi-family housing
11 in a, what is it, a business district, over a
12 residential district? And the fact that
13 there is that 25-foot push back really does
14 not relieve you from that problem. Have I
15 more or less said it right?

16 GWENDOLEN NOYSE: Yes.

17 THOMAS ANNINGER: I've got to admit,
18 I'm a little bit -- this is a familiar
19 problem with this project, because while it's
20 somewhat of a second degree problem, somewhat
21 hidden, it's not as if somebody couldn't have

1 asked that question at the outset.

2 GWENDOLEN NOYSE: We did. My
3 understanding is that it was something having
4 to do with the Fawcett Fuel property. The
5 Fawcett project there that brought this issue
6 up and it was brought up. This is my
7 understanding, and somebody here might be
8 able to correct me, but that there was
9 another proposal that was being made and it
10 was a situation where a driveway through a
11 Res B district could go.

12 THOMAS ANNINGER: Could go?

13 GWENDOLEN NOYSE: Could go.

14 That was the idea. And so because of
15 that case, another perception of what was
16 allowed came up. That's my understanding.

17 HUGH RUSSELL: And the principle
18 that you can't cross through a less dense
19 district to get access to more dense district
20 has been in place, that interpretation up and
21 down Mass. Avenue for decades, and this is

1 not the first project. And Fawcett isn't
2 that -- it may well be that in thinking about
3 the Fawcett, somebody has come back and said,
4 oh, my, we missed that on this. I don't
5 think it represents a change in city policy.

6 Immediately when I saw your drawings, I
7 said oh, of course.

8 Yes.

9 WILLIAM TIBBS: I guess my question
10 is -- and I don't know, maybe staff can help
11 out on this one, but is this something that
12 could have been handled as part of the
13 Special Permit or is this just a blanket
14 thing that just couldn't have happened period
15 and there was no relief? Because, again, it
16 gets back to Tom's comments about the due
17 diligence that was put into just sorting
18 these issues out before the project was
19 presented to us.

20 THOMAS ANNINGER: That's right.

21 HUGH RUSSELL: We could not grant

1 relief by Special Permit for this. It would
2 have to be a Variance to have the ramp on the
3 outside, and I can't imagine that being
4 granted. I mean, I think the question before
5 us does this design revision change the
6 project sufficiently and its impacts in a way
7 that meets the street, the way it fits in the
8 city? Does that change this materially
9 enough that we have to open up the entire
10 case again? Or is it consistent with the
11 project that we approved? We know that there
12 are changes to every project that occur after
13 we grant permits because of the process of
14 preparing construction documents where things
15 are revisited, and I must say I don't find
16 this to be a big change for the worst. I
17 think it is a change for the better. I don't
18 think we're required to reopen the whole
19 thing and say hey, now there aren't those
20 cars going down the ramp, that's close to
21 people's back yards. To me that's the

1 change. I know there are people that would
2 wish they had put the ramp on Mass. Avenue.
3 And in that case, I think it might have
4 required rehearing the whole project, because
5 that would have been a significant change to
6 the access in contrary to the conditions with
7 the Parking and Traffic Department. So, it's
8 happening fast and so I'm sort of torn, you
9 know. It doesn't seem to be a big change to
10 the concept of the project. At the same time
11 there are a lot of people who are interested
12 in the project and some of them may or may
13 not be as familiar as they like to be. But
14 as you point out, Charles, is there any other
15 real solution? I don't see that there is.
16 But minor changes in detail that might
17 happen, the basic planning it seems this is
18 the way it's going to have to be.

19 CHARLES STUDEN: And I would suggest
20 that the minor changes that might be required
21 would be worked out by the applicant and

1 staff, with Sue and the Community Development
2 Department. The screening for parking, for
3 example, the issue of a light versus some
4 kind of a noise-activated door which I would
5 discourage completely. I live in a building
6 in Cambridgeport that has a parking garage
7 below grade and a very steep ramp outside the
8 building, and there's a light that flashes as
9 you come up the ramp so that you can tell if
10 someone's on it. It works beautifully and
11 much better than having the sound which is
12 disturbing to everybody.

13 So, yes, I'm just, that's -- my sense
14 is that the things that remain are the things
15 that can be better resolved by staff at this
16 point, and by this Board. And what's before
17 us right now is very much within the spirit
18 of what we approved prior.

19 HUGH RUSSELL: Ted.

20 H. THEODORE COHEN: Well, I don't
21 disagree with anything that's been said, and

1 it may indeed be a better resolution and it
2 may be the only resolution, but I'm very
3 troubled and uncomfortable about the fact
4 that one abutter right next-door that has
5 been a participant in this since day one has
6 not officially even known about the proposed
7 change. And the fact that well, they could
8 have heard about it if somebody was a part of
9 the North Cambridge Stabilization Committee
10 or part of the Porter Square. I understand
11 time is short, but just, you know, there's
12 been a liaison, and the fact that that
13 liaison hasn't been communicated with let
14 alone shown any plans, troubles me a great
15 deal. And I mean, I don't know what the
16 resolution is. I don't know that we need to
17 reopen a public hearing on the issue, but I
18 would certainly be much more comfortable if
19 we had some communication from them that they
20 had at least seen the plans and were aware of
21 them. Just changing something without any

1 communication strikes me as not right.

2 HUGH RUSSELL: Ahmed.

3 CHARLES STUDEN: However, I can't
4 imagine that they would look at this and see
5 it as being a worse solution than what was
6 before them before.

7 H. THEODORE COHEN: That may be, but
8 we're speculating.

9 GWENDOLEN NOYSE: I could get in
10 touch with him tomorrow.

11 HUGH RUSSELL: Well, I think with
12 two members having reservations, I don't --
13 and we're having a meeting one week from now,
14 two weeks from now is better to not make a
15 decision on this question tonight.

16 CHARLES STUDEN: That's fine.

17 HUGH RUSSELL: Anything more to say?

18 AHMED NUR: I just wanted to clarify
19 my point of the door alarm. I wasn't
20 suggesting that we should have a door alarm.
21 I was saying if you are considering having a

1 door alarm for cars exiting and entering,
2 just be careful of the sound it makes because
3 it could be misleading to the blind that are
4 on Mass. Avenue crossing the street. That's
5 all I'm saying. I wasn't suggesting that we
6 should put an alarm on there. And I would
7 agree with you that it would be disturbing to
8 the abutters.

9 As for the foundation of the Kingdom
10 Hall, I think that that's something that
11 Inspectional Services will take care of, and
12 structural engineers and, you know, I'm not
13 too worried about that, whether the statics
14 of a foundation wall of the existing
15 building.

16 Thanks.

17 HUGH RUSSELL: Okay. So let's close
18 our discussion on this, take it up at a
19 subsequent meeting and move on to the next
20 item on our agenda.

21 THOMAS ANNINGER: I guess just

1 before we close, I guess what we're saying if
2 I may just add to it, this is an occasion
3 we've had changes along the way here and
4 they've been embarrassing, troublesome and in
5 part unnecessary. I think the time we give
6 it ought to be short, a week or two, but it
7 ought to be an occasion to take a deep breath
8 and make sure that this time we've done
9 everything we can to make sure that this
10 doesn't come back yet once again and put it
11 in a position where we may have to even
12 rethink everything. And that would not be
13 what we want. I think we all believe that
14 this is a good thing for the church, and
15 that's sort of the heart of it. This is a
16 chance for the heart to have a life for a
17 number of years again. And I think we want
18 to see it go forward, but I think we ought to
19 have a deliberative process. And since the
20 plans were only given to Sue Clippinger this
21 morning, that alone gives me a reason to

1 think that maybe it ought to take a week for
2 people to have a chance to have a second and
3 third look and come back and then we can do
4 it in an orderly way.

5 On the question of whether this is in
6 the spirit or not, I think we all agree on
7 that, there's no need to have a reopening.
8 So, I think on that issue, based on the straw
9 poll of nodding heads, I think we're beyond
10 that.

11 HUGH RUSSELL: Okay, thank you.
12 We'll see you soon.

13 The next item on our agenda is
14 reopening of continued public hearing, and I
15 believe we have a communication asking us to
16 postpone that. Is that the case?

17 UNIDENTIFIED MALE: Yes, it is.

18 BRIAN MURPHY: That is accurate.
19 That came in this afternoon.

20 HUGH RUSSELL: Do we need to take
21 any action?

1 BRIAN MURPHY: No.

2 HUGH RUSSELL: So if anybody is here
3 for the Hampshire Street case, we're not
4 going to talk about it tonight because the
5 proponent has asked us to postpone the
6 discussion.

7 UNIDENTIFIED FEMALE: Will there be
8 another date?

9 THOMAS ANNINGER: We don't have a
10 date.

11 JEFF ROBERTS: Outside it said May
12 10th.

13 HUGH RUSSELL: They requested a
14 postponement to May 10th, but they're not the
15 ones that set our agenda.

16 JEFF ROBERTS: Notice will be
17 re-issued to everyone.

18 BRIAN MURPHY: As Jeff was just
19 reminding us, notices will be sent to
20 everyone who is on the list about the change
21 in date. Again, our apologies as well, but

1 this request just came in this afternoon so
2 we weren't in a position to be able to notify
3 people in a more timely fashion. So our
4 apologies.

5 * * * * *

6 (Sitting Members: Hugh Russell, Thomas
7 Anninger, William Tibbs, Pamela Winters, H.
8 Theodore Cohen, Charles Studen, Ahmed Nur.)

9 HUGH RUSSELL: Next item on our
10 agenda is the North Mass. Avenue Planning
11 study.

12 BRIAN MURPHY: If I could, we do
13 have Rob Dickey here, and I don't know whether
14 you want to take out of order the request for
15 time extension for item No. 231 for Bent,
16 Charles and First Street.

17 HUGH RUSSELL: I think we might be
18 able to do that in the time that Todd needs
19 to set up. So let's talk about the request
20 for extension of time.

21 ROB DICKEY: Hi, Rob Dickey

1 representing the property owner in the case
2 of Bent Street. And I'm joined here by Mark
3 McGowan of Skanska who is the proponent on
4 the first phase of that development which we
5 were recently in for to discuss a design
6 review and certification.

7 So, our request is simply we have been
8 proceeding with the good faith, and I think
9 as we've talked about before here in a
10 previous extension, the economy slowed this
11 project down, but it's moving forward.

12 Skanska is working on construction drawings.
13 We're soon applying for curb cuts, and the
14 intent is to proceed with construction this
15 year. That said, the two different cases are
16 expiring. They're protected under the Permit
17 Extension Act. But for clarity purposes,
18 financing, they seem opinions, it's important
19 for us to get the words extension and that's
20 the purpose of the request.

21 HUGH RUSSELL: What's the period of

1 time?

2 ROB DICKEY: Well, we're, I believe
3 we're asking for two years, which is in a
4 lines with the Permit Extension Act. And the
5 letter is specific on that. I do respect and
6 understand that the Board is a granting
7 authority at the local level is able to grant
8 technically for a year. So, we request two,
9 but we understand, you know, we understand
10 that that may not be possible in the Board's
11 case.

12 HUGH RUSSELL: I was going to ask
13 Les.

14 ROB DICKEY: Les disappeared.

15 THOMAS ANNINGER: Yes.

16 HUGH RUSSELL: The question is can
17 we give an extension longer than one year?

18 JEFF ROBERTS: I don't know the
19 answer to that.

20 THOMAS ANNINGER: While they ponder
21 that, I'm a little bit trying to integrate

1 the Special Permit that we just granted to
2 the project that David Manfredi designed,
3 steel and wood biotech or life sciences.

4 ROB DICKEY: Yes.

5 THOMAS ANNINGER: Which is one of
6 your three sites, right?

7 ROB DICKEY: Correct.

8 THOMAS ANNINGER: How does that fit
9 into this?

10 ROB DICKEY: So that's the -- the
11 development is originally permitted in May of
12 2008 was a three-phase project, beginning
13 with that particular phase of work, which is
14 the lab and biotech, 150 Second Street or
15 also known as 65 Bent Street. So, that
16 project was permitted in as a -- in three
17 permits. One was a PUD Special Permit, one
18 was Article 19 Special Permit, one was budget
19 review. And then the third was relief on the
20 parking related to the residential
21 multi-family residential project. Those

1 permits were extended in May of 2010 for a
2 year, and then there was a discovery that the
3 PUD was actually only good for a year. So we
4 came back in in August and created case 231,
5 resubmitted the project, or re-permitted
6 under the PUD at that point. So we have the
7 same project and all the same plans and
8 conditions that run with those two permits,
9 but one, the one year is up on the Article 19
10 for case 231 on May 7th next month. And in
11 August we come up on the one year anniversary
12 of that permit that was issued last summer.

13 THOMAS ANNINGER: And these deadline
14 problems include the 150 First Street?

15 ROB DICKEY: They do. 150 First
16 Street is the first phase of the PUD project.

17 THOMAS ANNINGER: How come they
18 never said a word about this?

19 ROB DICKEY: Well, actually at the
20 time it was our hope and intent that we would
21 be under -- you know, that we could possibly

1 be under construction by that, you know, by
2 that point.

3 THOMAS ANNINGER: We just did that
4 six weeks ago at the most.

5 ROB DICKEY: It was March,
6 mid-March. And at that point --

7 THOMAS ANNINGER: You would be in
8 the ground by May?

9 ROB DICKEY: Well, we would be
10 starting demolition in -- we were close. We
11 didn't know at that point for certain, but
12 anyway, I apologize for that. Maybe we
13 should -- there was no, there was no intent
14 to deceive. It was simply doing what we had
15 to do then knowing that maybe we could be
16 back to extend, but not knowing for sure that
17 whether we would be -- and I guess also we,
18 by new legislation, are protected under the
19 Permit Extension Act. So really this is as
20 much for the benefit of clarity than anything
21 else.

1 HUGH RUSSELL: So, once you start
2 constructi on on any porti on of the permi t,
3 that stops the clock runni ng, ri ght?

4 ROB DI CKEY: Correct.

5 HUGH RUSSELL: So I thi nk --

6 SUSAN GLAZER: I thi nk we have an
7 answer for you.

8 HUGH RUSSELL: And Jeff has an
9 answer. That' s great.

10 JEFF ROBERTS: Wel l , the answer to
11 the questi on, so the Zoni ng l anguage i s clear
12 wi thi n the PUD Speci al Permi t, that the
13 Pl anni ng Board may grant i n wri ti ng an
14 extensi on of thi s time peri od of up to 12
15 months upon the determi nati on of good cause
16 by the devel oper. So the PUD can be extended
17 for one year. The Speci al Permi t i s good for
18 two years. And i t doesn' t speci fi cal l y
19 menti on extensi on, but I bel i eve extensi on
20 woul d al so qual i fy as a two-year extensi on.

21 HUGH RUSSELL: Ri ght.

1 JEFF ROBERTS: So that would be a
2 normal Article 19, but the PUD is only one
3 year.

4 HUGH RUSSELL: And you're asking us
5 to extend the PUD; is that correct?

6 ROB DICKEY: We're asking for all
7 three permits to be extended, you know, as
8 part of 231, and 231-A. It's a package. I
9 mean, the whole project is tied together so
10 one doesn't --

11 THOMAS ANNINGER: And they are
12 different dates these --

13 ROB DICKEY: And they are. And
14 that's simply because of the lapse, the
15 unintended lapse on both the part of the
16 Board and us when we proposed to extend last
17 May and we were unaware of the two year --
18 the one year condition that you can give.

19 HUGH RUSSELL: All right.

20 ROB DICKEY: I think Les even at the
21 time raised the question of whether that --

1 Zoning should be possibly changed so that it
2 can occur again so that others wouldn't be
3 caught in that as well.

4 AHMED NUR: Just to speak for
5 myself, I'm really confused about what is
6 being asked.

7 WILLIAM TIBBS: Me, too.

8 AHMED NUR: And I came unprepared.
9 I'm not really -- I wasn't ready to hear all
10 three of them and see what dates and what
11 not.

12 HUGH RUSSELL: I would be happy to
13 try to answer to your question. We can run
14 it by Rob to see if he thinks I'm right.

15 CHARLES STUDEN: Excuse me, Hugh,
16 before you do that, I'm confused, because,
17 Rob, you're saying that you're asking for
18 this as a courtesy meaning it isn't required.
19 Under the Permit Extension Act, if we fail to
20 do anything, you're still wind up getting
21 extended, is that not the case?

1 ROB DICKEY: That is correct.

2 HUGH RUSSELL: Right. But every
3 project has financing. Every financing
4 person has closing attorneys whose job it is
5 to try to find reasons to --

6 CHARLES STUDEN: To not finance the
7 project.

8 HUGH RUSSELL: To make problems.
9 And this is the sort of thing that somebody
10 could bring up and say, well, how do we know
11 the Permit Extension Act is legal?

12 CHARLES STUDEN: Okay, I got it.

13 ROB DICKEY: That's exactly right.

14 HUGH RUSSELL: And so in such
15 circumstances we try to advance the permit
16 that we granted by --

17 ROB DICKEY: To put it directly from
18 our side, we hate to ask for something we
19 don't think we need, but we are doing that
20 tonight.

21 CHARLES STUDEN: Anyway. Yes,

1 right.

2 HUGH RUSSELL: So I think we should
3 -- I think what we're being asked to extend
4 the permits issued by 12 months, because I
5 think given the PUD permit, that's the
6 simplest thing. And apparently if they start
7 construction in a few months, 12 months would
8 be perfect sufficient. And if they don't,
9 they can come back. So you hope they don't
10 need to do that, and I think in the process
11 of writing -- I think we can vote to extend
12 the permits to 12 months.

13 I would like to see you when the
14 decision is written up that we look carefully
15 to make sure that it's something that a
16 closing attorney would be happy with.

17 And so I would ask you, Mr. Dickey, to
18 have your counsel participate in reviewing
19 that draft of the decision at least once.

20 ROB DICKEY: Thank you.

21 HUGH RUSSELL: So is there more

1 di scussi on on the matter?

2 (No Response.)

3 SUSAN GLAZER: Do you want to take a
4 vote?

5 HUGH RUSSELL: Yes. Woul d someone
6 like to make a moti on?

7 WILLIAM TIBBS: So moved that we
8 extend the permi ts by 12 months.

9 HUGH RUSSELL: Second?

10 THOMAS ANNINGER: By 12 months, each
11 and every one of them? Those are di fferent
12 dates?

13 CHARLES STUDEN: Second.

14 AHMED NUR: What about the Speci al
15 Permi t, is i t two years you sai d?

16 WILLIAM TIBBS: No, 12 months.

17 AHMED NUR: Everythi ng i s 12 months?
18 Okay, second that.

19 HUGH RUSSELL: On the moti on, al l
20 those i n favor?

21 (Show of hands.)

1 HUGH RUSSELL: Unani mous. Okay
2 everyone voti ng i n favor. Permi ts are
3 extended.

4 ROB DI CKEY: Thank you.

5 * * * * *

6 HUGH RUSSELL: All ri ght. Now the
7 two mi nutes have el apsed, I thi nk we can go
8 back to North Mass. Avenue.

9 TAHA JENNI NGS: Good eveni ng, thank
10 you. My name i s Taha Jenni ngs T-a-h-a
11 J-e-n-n-i -n-g-s. I'm a nei ghborhood pl anner
12 wi th the Ci ty of Cambri dge Communi ty
13 Devel opment Department, and I appreci ate the
14 opportuni ty to just tal k bri efl y wi th you
15 about pl anni ng studi es that our department i s
16 currentl y conducti ng regardi ng Mass. Ave.
17 from Porter Square up to the Arl ington Li ne,
18 or what we're cal li ng North Mass. Ave. for
19 thi s process.

20 North Mass. Ave. i s real ly the pri mary
21 transportati on and retail corri dor for the

1 neighborhood, and in many ways it's also a
2 kind of a gateway to the rest of the city.
3 We started our process in 2010 to look at
4 ways to improve the character of North Mass.
5 Ave. from Porter Square, up Beech Street,
6 that's outside from Porter Square up the
7 Arlington line.

8 Now, it's important to note that no
9 major infrastructure work is planned along
10 this section of Mass. Ave. So we're not
11 anticipating any major street reconstruction
12 or the types of physical changes that you
13 might see like changes to the median or curb
14 lines or things like that. What we did want
15 to focus on in our improvement strategies
16 going into the process focussed on other
17 planning-related steps such as streetscape
18 improvement, potential Zoning and urban
19 design changes, and strategies to support
20 retail. Since we started a little more than
21 a year ago, we've had five very well attended

1 community meetings, as well as discussions
2 with business and property owners along the
3 avenue to start to identify some of the
4 issues currently facing the avenue as well as
5 the opportunities for improvements. We do
6 recognize that there were a number of
7 planning studies and efforts that focussed
8 even on just this section of Mass. Ave. in
9 the past, but as the area has grown and
10 changed over the past several years, there
11 have been new sets of issues facing the area.

12 This section of Mass. Ave., as you
13 could see, Porter Square is down here, this
14 is Davis Square, this is Alewife Brook
15 Parkway in Arlington. This section of Mass.
16 Ave. is really interesting, and in a lot of
17 ways unique compared to other areas of the
18 city even in just in terms of its history,
19 it's location and the uses past and present.
20 There was a time not too long ago when Zoning
21 along the avenue here allowed much higher

1 building heights. I think in some instances
2 even unlimited height, and a wide variety of
3 types of uses were allowed. Something that
4 often came up during our process was that in
5 the time when Arlington was a dry town, this
6 stretch of Mass. Ave. had more than its share
7 of bars and liquor stores. And but at the
8 same time, because it's really one of the
9 areas of the city that's almost furthest away
10 from Boston or those kinds of employment
11 centers, you had a lot of automobile focussed
12 uses rather than to people -- to pedestrians
13 and things like that.

14 But in the mid-1980's with the addition
15 of MBTA service at Porter Square and Davis
16 Square and at Alewife, you had no sets of
17 development pressures for the area and
18 especially along North Mass. Ave. here. And
19 in large part in response to this, we had the
20 creation of the BA rezoning district and a
21 Mass. Ave. Overlay District and urban design

1 guidelines. And over in the times since then
2 we've had a chance to really see how those
3 efforts have begun to shape the look and feel
4 of the avenue. And while we agree that
5 overall there have been positive changes as a
6 result of that, you can still -- we can
7 still, and especially through our process,
8 start to get a sense of what issues still
9 remain and new issues that have arisen.

10 During our process a number of these
11 issues came up fairly consistently. You
12 still have a lot of places on this stretch of
13 Mass. Avenue that are really geared towards
14 automobile uses, businesses and land uses,
15 and so you have the associated curb cuts.
16 And overall just makes it less inviting for
17 pedestrians or people to walk down the
18 street. Even the signage geared towards cars
19 or motorists driving through the neighborhood
20 rather than people walking down the block.

21 Along that same note you still have

1 some areas where you have parking lots
2 directly up on this street edge which
3 creates, in combination with an already wide
4 street, just kind of a large view of hard
5 scape and concrete, and you get a sense of a
6 real lack of greenery or landscaping.

7 As you move away from Porter Square,
8 pedestrian activity really takes a noticeable
9 decline especially on certain blocks. You
10 have even at certain locations where retail
11 seems to not do as well as maybe other
12 locations along the avenue, and you have some
13 vacant storefronts.

14 Also the design of some of the
15 buildings, even though they may have replaced
16 a more undesirable use possibly, still might
17 not relate to the street in the way that
18 might have been anticipated as far as
19 providing that additional street activity,
20 the scale, and just the look and feel as
21 you're traveling down the avenue.

1 You also have some instances where you
2 have all residential projects replacing
3 ground floor retail, which by itself might
4 not be a terrible thing, but in the context
5 of Massachusetts Avenue here can really
6 affect the look and character of the avenue,
7 especially to the pedestrian. And especially
8 if you have a number of these larger
9 developments adjacent to each other.

10 As part of our study, we come up with a
11 set of draft non-Zoning and Zoning
12 recommendations that really reflect what we
13 saw as the key opportunities for improvements
14 along this stretch. Just to quickly
15 summarize them, working with business owners
16 and residents to help create an identity for
17 the area. Especially at Trolley Square, we
18 have an existing retail cluster as well as
19 Linear Park really passing right through the
20 area and at least bringing pedestrians and
21 bicyclists into the area and through it.

1 Figuring out what kind of retail would be in
2 demand here or work best here maybe through
3 some kind of market analysis. Promoting our
4 existing economic development programs to
5 really help some of the smaller, independent
6 neighborhood-focussed businesses that exist
7 already here, to help them succeed and
8 compete in the larger marketplace, as well as
9 hopefully attract new ones. New street trees
10 and landscaping. This could be on both
11 public and private property. Improving
12 existing public open spaces. We felt that
13 there was opportunities where you have really
14 park land right up on the street edge to do
15 even small improvements that could affect the
16 overall character of the street and provide
17 the look, character -- and provide places for
18 people to sit and enjoy without necessarily
19 having to renovate the entire public open
20 space or park.

21 We felt that there were opportunities

1 also towards the entrance to Cambridge near
2 Arlington. Even through small landscaping
3 improvements or signage improvements to
4 really give the effect of that gateway into
5 the city.

6 And finally, additional pedestrian and
7 bicycle amenities. These could be things as
8 simple as additional bike racks or signage
9 geared towards people walking or on bikes.

10 In addition to the non-Zoning
11 recommendations, we have a draft set of
12 Zoning recommendations which we're hoping to
13 get your input on tonight. And just to
14 quickly go through them.

15 To maintain ground floor retail,
16 protect the historic structures along the
17 stretch of the avenue. Facilitate outdoor
18 dining and examine the BA-2 District
19 boundaries where they extend into more less
20 dense residential areas.

21 With that, I'm actually going to turn

1 it over to Iram Farooq to talk about the
2 Zoning recommendations in a little bit more
3 detail, and then we look forward to hearing
4 from you and answering any questions that you
5 might have.

6 IRAM FAROOQ: Thanks Taha.

7 Iram Farooq, Community Development.

8 So, as Taha pointed out the four key
9 areas that we're thinking about in terms of
10 Zoning recommendations that came up through
11 the process were the idea of encouraging
12 ground floor retail, protecting historical
13 structures, and sort of related to the retail
14 is encouraging outdoor dining to create a
15 stronger sense of vitality and activity along
16 the street. And then the idea that you've
17 discussed it a little bit through the Fox
18 Petition, the idea of looking at the BA-2
19 District boundaries and are they appropriate
20 as they are right now or not?

21 So I'm going to start with the --

1 actually we're done with the slide. So I'm
2 just going to move this up to Zoning map.
3 But we'll start with these boards that we
4 have, which is essentially the handouts that
5 we sent out to you. And there's a set -- for
6 anybody that doesn't have them, there are a
7 few sets out there.

8 So, in terms of addressing the ground
9 floor retail, in the Zoning right now there's
10 actually a disincentive to doing ground floor
11 retail, because if you remember when we did
12 city-wide rezoning, we went across the city
13 and lowered the FARs for commercial and left
14 the residential FARs where they were. Which
15 essentially means that in the Business A-2
16 District which is what most of this corridor
17 is, the FAR for residential is one -- I mean,
18 is 1.75 and for commercial is 1.0.

19 So, if you introduce retail on the
20 ground floor, you cannot access your 1.75 and
21 your effective FAR becomes less, about 1.45.

1 So, as we know, as you've heard through so
2 many different people where we tried to and
3 you tried to encourage ground floor retail,
4 it's hard for people, for developers to do
5 retail if that's not what they're used to
6 doing. So if they're residential developers,
7 they often want to do a building that's all
8 residential. If they're commercial
9 developers, they want to do all commercial.
10 It's that vertical separation that's hard.
11 It's hard to get financing. We've seen that
12 in our housing division as well when we did
13 Trolley Square. It's not an easy thing. And
14 if it has an FAR penalty with it, it's not a
15 great incentive to go ahead and build it.
16 But it's such a significant component to add
17 into the vitality of that streetscape and
18 keeping it marketable and keeping it an
19 interesting neighborhood for people.

20 So, at the same time, you know, at
21 these public meetings, people were telling us

1 we must require retail across this corridor
2 on the ground floor. And you're shaking your
3 head, and we did the exact same thing, we
4 shook our head. And there's a lot of people
5 here from that group, and we had the same
6 experience that you have in East Cambridge
7 where people were required to do ground floor
8 retail, and they came back and they said we
9 can't really accommodate it, can you let us
10 do office instead? But I will say that
11 through the process and through the urging of
12 the community, we decided to take a longer
13 and harder look at what's different between
14 North Mass. Ave. and what's different from
15 East Cambridge? We don't have the Galleria
16 as kind of the nexus that takes in all the
17 retail energy. So there is an opportunity
18 for a retail corridor to survive. The retail
19 that exists there is actually -- a lot of it
20 is quite healthy. A lot of it is small, and
21 it's fine grain, and it's scattered, it's not

1 continuous, but it seems to be doing
2 reasonably well. I shouldn't say that across
3 the board, but there are certainly plenty of
4 businesses that are successful and there are
5 businesses that have moved in lately.

6 And as we talked with the community,
7 one of the things that came up is that it's
8 not just about the retail storefront, but
9 it's about retaining the ability to have
10 retail at some point. So, you certainly
11 don't want to lose it if it's in a building
12 right now. But in the future, you don't want
13 to build in such a way that you can never
14 have retail in that building. So we've seen
15 a lot of residential buildings developed over
16 the last decade or so, and the majority of
17 them do not accommodate any space for ground
18 floor retail. The Trolley Square project
19 that the city does have Singa Bella Cafe on
20 the corner, but that's not the norm. So when
21 you lose that opportunity, you lose the

1 ability even in the future when, say, the
2 economy might allow it, to accommodate
3 retail. So, what we found the community was
4 pushing us to do is to find a way to design
5 for something that allowed retail, and also
6 maybe to think about retail not just as
7 retail, but as non-residential and broader.
8 So that helped us feel a little more
9 comfortable with the idea.

10 So the way that we're proposing this
11 concept is that one, we would remove that
12 disincentive for doing retail. And two, we
13 would try to incorporate a disincentive for
14 doing all residential. So try to do both a
15 -- you know, come at it from both sides.

16 So what that means, what we are
17 proposing then, is that in every new
18 development, the baseline would be that you
19 would do non-residential on the ground floor,
20 designed in such a way that it could
21 accommodate retail for transparency and a

1 critical criteria attached to it. And the
2 only way to waive out of that would be
3 through a Special Permit and your density
4 would drop significantly. So if you wanted
5 to do all residential building, your density
6 would go down to a 1.0 FAR as opposed to the
7 1.75 that you might be able to access right
8 now. So the only way to get to the 1.75 is
9 to have retail on the ground floor.

10 So the diagrams we sent you actually
11 also show inclusionary so the numbers are
12 just trying to show you the bulk as well as
13 the actual FAR and the base district.

14 So that's really the basic concept.
15 And the other piece of it is that the Special
16 Permit would not allow you to waive out of
17 the non-residential use at the ground floor.
18 If you were redeveloping a building where
19 there already is -- if there's a building
20 that currently has ground floor retail, let's
21 say one of those single-story buildings on

1 Mass. Ave. retail, if somebody wanted to
2 redevelop them, one of those, they could not
3 come back and say we want to do all
4 residential. Then you would be required to
5 do the non-res up at the first floor.

6 HUGH RUSSELL: Can I just -- so is
7 that the entire first floor?

8 WILLIAM TIBBS: That's the question
9 I had.

10 IRAM FAROOQ: So we are still fine
11 tuning those details, but the idea was that
12 it would be a significant components of the
13 ground floor leaving aside room to do things
14 like lobbies which are essentially a waste to
15 get into the residential. So we talked about
16 maybe that should be a percentage of the
17 ground floor, or we could have a percentage
18 with a maximum up to whatever seemed like a
19 reasonable lobby entryway space. But that's
20 the sort of thing we'd like to refine in
21 conjunction with all of you.

1 Tom, do you have a question?

2 HUGH RUSSELL: I think we should
3 probably hear the whole proposal and only ask
4 clarifying questions.

5 IRAM FAROOQ: All right. I'm going
6 to jump ahead a little bit out of sequence
7 and go to the outdoor dining piece because it
8 relates quite closely to the ground floor
9 retail.

10 And currently we have a set of
11 regulations that allow people, sort of set up
12 guidelines that allow people to have outdoor
13 dining if they have a restaurant. There are
14 limitations on how large it can be and
15 minimum circulation distances to accommodate
16 wheelchair access. And in general those are
17 -- we think they are good, even though we are
18 looking at DPW to ask them again in a little
19 more detail to see if they need to be fine
20 tuned. But there is one Zoning provision
21 that we heard from some people that's making

1 it hard for them to do retail on the ground
2 floor -- I'm sorry, outdoor seating, and that
3 was that they had a parking requirement that
4 they couldn't meet if they didn't have
5 parking right now. And if you had -- if you
6 were creating new seating, even if it was
7 seasonal, that it counted towards your
8 parking requirements. So we are proposing,
9 and specifically saying if it's seasonal
10 seating between March 1st and November 30th,
11 which is the License Commission description,
12 then you would not be required to provide
13 parking for it as long as it was a maximum of
14 25 seats or 25 percent, 25 percent of the
15 permanent seats, whichever is greater. So
16 that's another piece.

17 All the other DPW standards, License
18 Commission requirements would still continue
19 to stay in place. So all of those concerns
20 about access and impediments into sidewalk
21 would be addressed through those guidelines.

1 And then finally -- as you know, we
2 threw out a bunch of questions here as we
3 started some considerations that some of us
4 have started working with DPW a little bit
5 closely about. Like is four feet the right
6 distance -- the right width for pedestrians
7 and wheel chair? Yes, that's what we are also
8 hearing.

9 HUGH RUSSELL: Right. Two
10 wheel chairs have to be able to pass.

11 IRAM FAROOQ: Oh. Well, that would
12 really limit the number of sidewalk cafes in
13 Cambridge.

14 HUGH RUSSELL: (Inaudible.)

15 IRAM FAROOQ: Yes, right. And also
16 -- yes, should we be thinking about the
17 layout? Should the seating be on the retail
18 side, storefront side? Should it be on the
19 curb side? DPW tells us they try to make a
20 decision on a case by case basis, which seems
21 appropriate. But because they look at things

1 I like even condition of sidewalk, and we don't
2 want to leave the nice part of the sidewalk
3 to seating, but also, you know, there are so
4 many specific conditions that we want to
5 create a blanket guideline is we thought.

6 Also, the other thing that came up is
7 vegetation. We heard in the case of
8 Christopher's which is outside of our study
9 area, but everybody loves it. Everybody
10 loves the fact that they have outdoor dining.
11 It really activates that corner which can be
12 really hostile in other situations, but they
13 do have vegetation that goes often into the
14 bike lane, so bicyclists have problems. And
15 that section really narrows down the
16 circulation. They have hanging baskets as
17 well. So as people try to pass, they're, you
18 know, bumping into the baskets and they're
19 bumping into the wait staff. So, you know,
20 should there be a limit to the length of how
21 long you can have your stretch of outdoor

1 seating be?

2 So we're thinking about those things.
3 Those are outside of the Zoning, but you
4 know, we would appreciate any thoughts that
5 you guys might have had in your experience.
6 We'll be happy to pull that into our thinking
7 at DPW as well.

8 So, now moving on to the historical
9 structures element. There is a cluster of
10 historical structures, which is shown on the
11 diagram. So that identifies the historical
12 structures. The ones marked in red are the
13 national register historic places, and the
14 ones that are blue or identified by Charlie
15 Sullivan and his staff as significant
16 historical structures. They're not in any
17 way been designated, but he felt that they
18 were important buildings to think about
19 preserving. About, I would say a decade ago,
20 that they tried to create an historic
21 district in the cluster that is closer to

1 Porter -- Chester Street. By Chester Street.
2 Taha is pointing to it right now. But they
3 met with a lot of neighborhood opposition or
4 opposition from the property owners and were
5 not able to accomplish that. But we want to
6 see if there is -- we struggled actually, if
7 there was a way to protect them through
8 Zoning. The one method that we thought of
9 was to identify, essentially have a version
10 of this map that the Zoning connects to, so
11 when we think about requiring retail at the
12 ground floor level in developing the
13 redevelopment, that we not -- we allow people
14 to waive out one of the conditions could be
15 that you're on a historical -- a property
16 with historical site that would in fact
17 negatively impact the historical structure if
18 you were to put retail in front of it. And
19 that's something that has happened a lot. I
20 think Taha had some -- did you have some
21 images of that?

1 TAHA JENNINGS: No.

2 IRAM FAROOQ: Well, we can get you
3 images if anybody is having trouble
4 visualizing. But there are buildings in that
5 entire stretch from Harvard Square up on to
6 North Mass. Ave. where there's a really nice
7 historical structure, an old historic house,
8 and then people have built single-story
9 retail in front of it. Some of that retail
10 itself is really charming now and has sort of
11 become part of the historical cultural ethos.
12 If you look behind, it's kind of a shame that
13 it's kind of concealing some of these
14 beautiful graceful homes. So we want to talk
15 about maybe having that as an out in that
16 ground floor non-residential use Special
17 Permit.

18 So that brings us to the very last
19 piece which is the Business A-2 District
20 boundaries. And as that is the image on the
21 extreme far end close to Roger, and we looked

1 -- when we looked at it, there are actually
2 four places where the B-2 District line
3 extends beyond the hundred foot that is, that
4 it typically is. Three significant areas.

5 One is in the Fox Petition area that is
6 highlighted in blue.

7 The second is in the Charlie Square
8 District, which is highlighted in green.

9 And then at the Carriage House.
10 Henderson Carriage House, which is
11 highlighted in red.

12 And finally there was another piece,
13 but we decided not to include it in the
14 consideration, which is the project that you
15 just saw, the St. James Church site. Because
16 that was, at the time that we were looking at
17 this, that permit had been granted already,
18 so it didn't seem worth going in and starting
19 to rethink that.

20 As we looked at the Henderson Carriage
21 site, we felt that did not need to be

1 changed, because when you look at the
2 development capacity, it's -- the way that
3 it's set up, if somebody were to want to
4 redevelop that building, they would most
5 likely get to a very similar result by
6 filling in the existing building with
7 residential using 5.28 than going into the
8 back parking lot and filling it with a lot
9 of, you know, with a really significant
10 structure. They may in fact have a few town
11 houses which is what would be at most
12 accommodating in the back if they were to
13 utilize the existing building.

14 So we did not feel that that parcel
15 required change. And, again, we'd love to
16 hear your thoughts on all of this.

17 The second was the Charlie Square
18 parcel, and there is in fact a development
19 capacity here in some instances. Primarily
20 on the Charlie site for a fairly significant
21 to -- in our estimate these are all rough

1 estimates, so we're saying approximately 185
2 units on that parcel. So, we thought -- I
3 mean, this is a site that -- so, we're
4 looking right here, actually, extending all
5 the way. Here's the pink part also. Even
6 though it's outside of our study area, we
7 thought of that little section.

8 Here, this is residential neighborhood.
9 But this side is more industrial, if you
10 will. It's sort of light industrial. And
11 here is the Charlie Square Housing that's
12 already been developed. So really the
13 adjacencies, with the sensitive adjacencies
14 would be on this edge. And this site could
15 be a good transition between Mass. Ave., this
16 industrial development here, and this
17 residential here. And so, in our thinking,
18 we're proposing a Res C-2-B passed the
19 100-foot line here. So just rezoning this
20 section to C-2-B. Primarily because it has
21 similar density to what is allowed in the

1 C-2-B, but it changes the use to residential.
2 So it would provide a good use transition.
3 It also provides a large open space
4 requirement and increased setbacks which
5 would potentially be useful in creating a
6 transition to the residential neighborhood.

7 And then finally the Cottage Park area
8 which is this section here. And in this
9 instance we were proposing Res B. And really
10 the big reason for doing that, similar to the
11 previous case, but also recognizing that the
12 only building here that had -- the only
13 parcel that had significant potential for
14 redevelopment is the site that has been sort
15 of under discussion, the commercial building,
16 yes. Another thought was the most likely
17 inappropriate use of that would be a
18 residential use of utilizing the 5.28
19 provision.

20 Now, the caveat on all of this is when
21 we were doing the thinking 5.28 was 5.28 as

1 we knew it and not modified. So I just with
2 that -- I mean, that was the discussion we
3 had with the neighborhood, so that's what we
4 wanted to bring back to you. But if that in
5 any way changes your thinking, then you know,
6 we'd be happy to factor that in and have that
7 discussion.

8 So that's the full set of our Zoning
9 recommendations. And Taha and Stuart and I
10 are happy to jump into any discussion. But I
11 also wanted to point out that there are
12 several people here from -- who were very
13 active participants and they've -- they're a
14 group called North Camb -- Main Street's
15 North Cambridge. Did I get that right? It's
16 taken me, what, six months at least to figure
17 that out.

18 UNIDENTIFIED MALE: A year.

19 IRAM FAROOQ: Yes. So they're here.
20 You might want to hear from them if you feel,
21 then they are here to provide their

1 perspective as well.

2 Thank you.

3 HUGH RUSSELL: Bill.

4 WILLIAM TIBBS: I guess one, I just
5 want to commend you on your efforts. I know
6 this is really tough and attending all the
7 meetings and putting all this all together is
8 really helpful. I think the biggest thing
9 that jumps out to me is the need for a
10 vision. And my first reaction is that the --
11 as we all know, Zoning is a very crude
12 instrument and you had some non-Zoning things
13 in there, too. But the -- this is a place
14 that really needs a vision of what we think
15 we would like to have, what's work, what
16 should be encouraged, what doesn't happen
17 there, what needs to happen there in order
18 for it to be a vibrant corridor. It's a very
19 un-vibrant corridor. It's a good example of
20 just what happens with Zoning even with good
21 intentions where you just kind of let things

1 happen without a vision. So that's my -- I
2 think we have to figure out a way to sort
3 that out and then come up with Zoning
4 criteria and Zoning changes that help us get
5 to that vision as best Zoning can.

6 My one comment that I have, you said it
7 didn't have any major infrastructure changes,
8 and my first question, which I think you
9 subsequently answered, was does that include
10 sidewalks and trees and that kind of stuff?
11 Which is kind of, even though it's not,
12 quote, unquote, big street changes which
13 could make a big difference on how a street
14 changes. And even in your pictures that
15 shows they are in dire need of it. But you
16 did incorporate that somewhat later.

17 And my second big thing that jumps out
18 to me is retail, and this whole issue of
19 requiring retail. I think we need a retail
20 analysis of this city and what works. And I
21 think just requiring retail is an admirable

1 thing to do, but I think we just need to
2 understand what works with retail. There are
3 many cities that have great examples of
4 different kinds of retail that seems to work
5 in their context. Houses with retail under
6 them, commercial, you know. I was a little
7 confused about the penalty issue. I think
8 the penalty is what happens when you don't
9 have a vision I think. I mean, that's how
10 people interpret that -- so I think to focus
11 so much on trying to eliminate a penalty to
12 get retail, but not understanding whether the
13 drivers behind what people are trying to do.
14 And we just, we just have this problem
15 elsewhere. And I think it's going to be more
16 of a problem here that I think a retail
17 analysis -- we've been talking about this for
18 a long time, but we just need to know what
19 kinds of retail works. My observation is
20 that it's an interesting area where this
21 historically in the past, small, smaller,

1 more community-based retail has worked but
2 obviously that's going by the wayside. I
3 mean, as --

4 UNIDENTIFIED MALE: It's not.

5 WILLIAM TIBBS: Well, that's good to
6 hear. So I think just to put some Zoning
7 changes that allow that to happen more, I
8 think we need to do more than that. We need
9 to say what kind of retail we're looking for.
10 What kind of sizes? Is it linked to other
11 things like housing or whatever? And as I
12 look at the map, I'm not -- I guess my
13 question was is real retail the real problem
14 here? I mean as you look at this use map, is
15 that the problem? I mean, it sounds like
16 we're spending so much emphasis on that, that
17 if we can just get retail, then, you know,
18 then the all the ills of Mass. Ave. -- I
19 don't think that's necessarily the case, or
20 not convinced that that is the case.

21 And so is retail the problem? Is

1 residential and retail the problem? Which is
2 so much of the changes you're saying is kind
3 of mapped around making that density change
4 from 1.0 to 1.7 and trying to encourage that.
5 I think in my mind it's trying to get more
6 retail to be more symbiotic with all the uses
7 there and figuring out ways that the retail
8 really does work. And what kind of
9 communities are we trying to encourage? And
10 what kind of flows of people -- that, is it
11 retail that's serving the immediate
12 community? Is it things that are bringing
13 people there? I'm just not sure. But I
14 don't want to -- I'll just start there. I
15 think that we really need a vision and we
16 really need a vision of what we think people
17 want to see.

18 The underlying Zoning, which we
19 changed, when we down zoned had a vision for
20 Mass. Ave., it was skyscrapers going all the
21 way up the avenue. And we clearly saw that

1 that's not a vision that we thought worked.
2 But it obviously started, if you look at
3 Central Square, you'll see that, you know,
4 from Central Square to Harvard Square that
5 vision, that, you know, starts its process.
6 So I think it's just a matter of sorting some
7 of that out. So I'm not in any way -- I
8 don't have any negative opinion about
9 anything you've done so far. If anything, I
10 think we need to hone into it in a much more
11 and get a clause into it in much more serious
12 ways.

13 IRAM FAROOQ: Go ahead.

14 STUART DASH: I would say to Bill,
15 there probably was I think a vision that was
16 emerged over the period of time that Iram was
17 describing in terms of our discussion, and
18 probably in ways sort of represented by some
19 of these images down here, of an avenue that
20 had active ground floors consistently and had
21 sort of the buildings with a few stories of

1 residential above a floor of commercial or
2 retail. And I'm not sure if the distinction
3 was clear that part of in our discussions in
4 our back and forth with the neighborhood
5 group, was that we were coming off of East
6 Cambridge saying oh, these guys are coming
7 back to us and begging to put in an office.
8 You know, they're trying to get out of the
9 retail requirement and wishing they could do.
10 And the neighborhood group said we don't mind
11 office. That's fine with us. So to some
12 extent I think a vision did emerge from this
13 process, which was an avenue that slowly but
14 surely sort of changes over. And, you know,
15 in the few redevelopments that occur to have
16 something that has something that is much
17 more sort of the, you know, probably older
18 school, sort of form-based classic kind of
19 retail kind of strip like that. And.

20 WILLIAM TIBBS: Before you go too
21 long, I would say that vision is not

1 articulated. You may -- you talk about it,
2 but I think that's what I'm saying is that
3 vision needs to be something that we all can
4 grab, you know, wrap our hands around.

5 STUART DASH: Right. In terms of
6 working with the group, I think that was sort
7 of what emerged for us. And it's not
8 articulated there, but that's sort of what
9 emerged when talked about it with staff.

10 WILLIAM TIBBS: And one more thing
11 and I'll let others talk. Even if you look
12 at that, and I say I look at that building
13 and look at that retail, has anybody gone in
14 and said are you successful? Why are you
15 successful? Who are your customers? What do
16 you think works for you? What would make
17 things work better? I mean that's what I
18 mean by retail analysis. And just getting a
19 better sense of that. And I don't know how
20 this, how the staff or the City would go
21 about doing that kind of thing. But I think

1 we really need to understand those dynamics
2 for what really makes good retail work in
3 this kind of neighborhood context and to go
4 from there.

5 IRAM FAROOQ: And I apologize that
6 we didn't focus as much on the vision piece
7 as, you know, we know that the Planning Board
8 likes to have that as the starting point and
9 it absolutely makes sense. For us it was
10 kind of like we were so immersed in it for so
11 long, and we kind of jumped into
12 recommendations. So all these different
13 pieces that actually contribute to that
14 vision. So it's a hard line for you, a lot
15 of urban design pieces with the trees and
16 having benches, places for people to sit. A
17 retail street that is supported by the
18 neighborhood around it and provides the
19 services to the neighborhood around it. And
20 we had a lot of discussions even about what
21 kind of density do you need in order to

1 support it? I mean, I think it's fair to say
2 that nobody was envisioning a wholesale
3 change in the character of the uses along
4 North Mass. Ave. except for that, you know,
5 retail component. So I don't think that
6 anybody was thinking that suddenly we would
7 now allow a much larger development or a much
8 different -- or really focus on office
9 instead of focusing on kind of a residential
10 street, residential and retail street.

11 So in some ways just sort of refinement
12 of what we have now, but a much more active
13 and vibrant street that connects. It's also
14 I think people have seen very successful
15 retail areas emerge at Davis Square when the
16 T went there. And is it possible to get some
17 of that energy? We're very close along
18 Linear Park. It's actually, the map that we
19 had up was showing the quarter mile, what we
20 think of as the -- I think the ten minute
21 walk around the T stops. And you saw that

1 most of this stretch is actually within that
2 radius. So it's -- there is a pool of
3 people. It also is on a very -- close to a
4 very important bike connection. So Linear
5 Park is part of the Minuteman route. So
6 there are a lot of people that go by, and
7 there's just not a reason for them to get off
8 and on to Mass. Ave. necessarily and shop.

9 So we talked about things like even the
10 kinds of signage that you might want. So
11 things that are short of the kind of big
12 infrastructure thing where you reconstruct
13 the street, but things that can really help
14 guide people to Mass. Ave. and be retail
15 clients or so.

16 HUGH RUSSELL: Okay, I think maybe
17 we're getting into a level of detail that we
18 really should get some of our views out. I
19 think I'd like to hear from the Main Street
20 folks. But why don't we -- Charles, you want
21 to start?

1 CHARLES STUDEN: Yes, I do want to
2 comment. I actually concur with Bill
3 heartily. I'm not sure that I understand
4 what we're doing and why we're doing it. And
5 what I'm afraid of is that it might have the
6 unintended consequence of just a lot of
7 vacant ground floor retail if we're not
8 careful which is to nobody's advantage.

9 THOMAS ANNINGER: That's right.

10 CHARLES STUDEN: And the way I look
11 at this vision thing is it really goes back
12 to Zoning since that's really kind of where
13 you started. And is the whole statement of
14 purpose, what is it that we're really trying
15 to achieve? And I think that Bill's point
16 about this market analysis, to me, is
17 crucial, and I'm not sure who's going to do
18 that market analysis and who's going to pay
19 for it. But if you look at what's happening
20 in America, not just here in Cambridge and
21 Massachusetts, people are not going to retail

1 stores. They're shopping online. Internet
2 shopping's becoming more and more popular.
3 And furthermore, when they do go shopping,
4 they go to Ikea, Walmart and Target. And so
5 while we may have this romantic notion that
6 we would like to see all these wonderful
7 little retail stores on the ground floor, I
8 think it's a problem.

9 The other issue goes back to the
10 historic buildings. I'm concerned about them
11 in particular because I'd love to see them
12 preserved obviously. The difficulty with
13 retail, I think, in those buildings and why
14 you see the ground floor retail in addition
15 has to do with access. The houses sit on
16 high foundations, and in order to get into
17 the retail space, you wind up having to do a
18 -- you know, a lot of damage to the exterior
19 of the building.

20 And then finally I think one of the
21 things you mentioned here is promoting

1 existing economic development programs. I'm
2 not familiar with what those are right now.
3 I'd like to know more about them because I
4 think it would help us to understand what
5 some appropriate changes to Zoning, for
6 example, if that's what we're going to be
7 doing eventually, might be. But it might be
8 that these economic development programs and
9 the way they're implemented might also have a
10 very profound affect of changing and perhaps
11 revitalizing the area. In other words, I'm
12 not sure why the market forces, if there is a
13 market force, haven't done something already
14 to this corridor of Massachusetts Avenue.
15 And I have a couple others, but I want to let
16 other people talk.

17 HUGH RUSSELL: Ted.

18 H. THEODORE COHEN: Can I jump in
19 there? I'm not sure the -- well, I don't
20 think the current vacancies on North Mass.
21 Ave. are typical of what has been there

1 hi storically. I've lived there are for 30
2 pl us years, and I think it's only been in the
3 recent couple of years with the downtown with
4 the economy that there's been any noticeabl e
5 vacanci es. I think up until, you know, 2005
6 and 2006 every store was filled. Now, of
7 course there woul d be normal turn over, but I
8 don't think the vacancy rate there is any
9 worse than it is anywhere else in Cambri dge
10 and less than it is elsewhere.

11 And I think most of the retail is the
12 smaller mom and pop places. And I think
13 they, you know, they are places that cater to
14 the local residents and to students and to
15 people that aren't going to Target or Ikea.
16 They're just looking for one or two things on
17 any gi ven day. And I'd also think -- I'm not
18 sure when you talk about commerci al versus
19 resi denti al, whether you're talking about a
20 lot of the small professional offices which
21 are also along the strip and I think give you

1 the visual impact of a retail, because
2 they're real estate offices, they're dentists
3 offices, they are things that have windows
4 that people can look into. I think a couple
5 of problems with North Mass. Ave. is that
6 once you get beyond, say, Ridge Avenue,
7 there really is nowhere to go. I mean, it's
8 just going down into -- there are some
9 stores, some restaurants, but you're not
10 heading towards any real transportation mode.
11 It's too long a walk to go to Alewife. Now
12 you can go to Davis which has developed
13 remarkably well because it's got the density.
14 But, you know, when you get north, you're
15 just going towards Arlington. And so it has
16 developed, as you pointed out, into a parking
17 lot, curb cut type of environment which is
18 not particularly conducive to walking along
19 and doesn't really, you know, give you any
20 destination. You know, even some of the new
21 things like the Pemberton Garden Market,

1 which has grown exponentially, still has a
2 large parking lot and people drive there.
3 And so I think, you know, to get something
4 that's going to attract people and to attract
5 people to the hot warmer off the bus or going
6 to walk, is going to require a great deal of
7 effort.

8 I think promoting retail is definitely
9 a good idea. I think the large condominiums
10 that have developed in North -- along North
11 Main Street, some of them are trying to, some
12 of them are less attractive, but I don't
13 think they promote anybody walking to any
14 place or anybody looking for something.
15 There have been a couple of restaurants that
16 have been very successful. They attract a
17 lot of people. And, you know, there could be
18 more development of things that people would
19 use. You know, I don't think you're going to
20 get people walking from Harvard Square. I
21 don't think you're going to get people

1 walking from Porter Square. But you're going
2 to hopefully get the neighborhood people
3 walking out and about and staying within
4 their own neighborhood. And maybe you'll get
5 people from Davis Square because it actually
6 is not a long walk from Davis Square down
7 Cameron Ave., it's in that area.

8 Finally in terms of vision, what my
9 vision for the City would be for North Mass.
10 Ave. is for the City to acquire the
11 triangular building at the end of Linear Park
12 on the corner of Cameron Ave., which is just,
13 you know, it seems to me it's so strange
14 that's it's sitting there. We're building
15 this beautiful park around it. They're
16 building a new development and park around
17 it, and there's this odd little brick
18 building there. And I know it means maybe
19 taking somebody's property, but it just seems
20 like --

21 UNIDENTIFIED MALE: Father Gino

1 woul dn' t like it.

2 H. THEODORE COHEN: Well, fairly
3 compensated, you know, there may be a
4 pl anni ng reason to do it.

5 But the questi on I had, what is the
6 height l i mi tati on in the BA Zone?

7 IRAM FAROOQ: 45 feet in BA-2.

8 H. THEODORE COHEN: 45 feet. And
9 how tall is the Henderson Carri age House
10 bui l di ng?

11 PAMELA WINTERS: It' s about 60 or
12 70, 67.

13 H. THEODORE COHEN: I doubt that
14 peopl e woul d di spute that that' s probabl y the
15 ni cest bui l di ng on Mass. Ave. And I woul d, I
16 understand the desi re not to have some of the
17 skyscrapers that were bui l t in the seventies,
18 si xti es and seventi es. But somethi ng that' s
19 maybe fi ve, si x stori es, that has retail on
20 the fi rst l evel , offi ces on the fi rst l evel ,
21 and then all ows for a l ot of residenti al

1 above it and in a nicely developed, nice
2 sized building, I think would be something
3 that would be excellent for the avenue, which
4 I think is wide enough certainly to take
5 things of that height. --

6 STUART DASH: Part of what we
7 discussed is actually raising the height to
8 50 feet and eliminating the requirement to go
9 back at 45-degree angle and allowing the
10 building to go up straighter. Which is sort
11 of like the building on the lower left here.
12 Sort of that older style, which we discussed
13 with the architects about how that's been
14 working on North Mass. Ave., and they said it
15 drove them crazy. Because going back to 45
16 degrees you shouldn't have to shift the
17 (incredible) shift the plumbing. And we felt
18 that the avenue could take it as well. So
19 that's part of what we look at as a proposal
20 to bring that back a little bit.

21 HUGH RUSSELL: Ahmed.

1 AHMED NUR: I also agree with my
2 colleagues. I just wanted to make a point
3 coming from a family of five, things that I
4 would really consider obviously going into
5 north of Porter towards Arlington, and
6 example, lately we've been there because
7 restaurants to replace the KFC, they're cool,
8 you know, we kind of like that, so on and so
9 forth. And we go there and we, you know,
10 it's too long to obviously walk so we drive
11 with the kids. Things that need there is
12 like Russo's. For example, we go to
13 Watertown, cheap vegetables and what not.
14 Mahoney's, flower places. Theatres, you
15 know, the movies and what not. That kind of
16 the stuff. It has to be something that's
17 pulling -- it could be just a one complex,
18 but something that could pull a family from A
19 to B. And then they'll get there somehow,
20 whether it's walking or driving. And then
21 they could walk around obviously. So, it

1 just needs something like, I think, big. It
2 doesn't have to be a retail. As Charles
3 said, retail is online now a days or they'll
4 go to bigger places.

5 If it happened to be a residence on the
6 first floor instead of a retail, and a little
7 green, a little set back would do. Look at
8 the South End, sometimes we go walk and look
9 at the houses set back away from the street
10 with a beautiful garden in front of it. That
11 kind of thing. The residents will walk
12 safely. You know, is it a place, is it a
13 hard scape to walk? Parking lots and curb
14 cuts and cars flying left and right? Or is
15 it a green set back, nice houses where you
16 can take a look at a historical site. That's
17 what the residents need. And I think that's
18 all I needed to add.

19 HUGH RUSSELL: Tom.

20 THOMAS ANNINGER: A couple things.

21 One on retail. I think those are all

1 important points, and I was going to say some
2 of those things, but I'll pass on it now.

3 Just two other points. One on outdoor
4 dining, how far we've come in our attitudes
5 towards that. It was not that long ago when
6 the Harvard Square Defense Fund used to
7 insist that that was public space, and on
8 each table it was required to have a notice
9 saying this is public space and you can sit
10 here and not order something if you want to.
11 And that was in Harvard Square if you can
12 believe that. Well, we've come a long way
13 from that. And I'm very happy about that.
14 Those days are behind us forever.

15 The only thing I think we haven't
16 really got a good handle on is this question
17 of the hundred feet back from Mass. Avenue,
18 and particularly Cottage Park, the parcel
19 there. I think everything -- to have
20 everything turn on 5.28, which in itself is
21 open ended, makes for a very circular and

1 there' s no nexus or no drawing points for
2 people to go there, such as a movie theatre
3 or a restaurant or whatever that would make
4 it, you know, more of a homey,
5 family-oriented neighborhood type of feel to
6 it. And so, I definitely agree with you
7 there.

8 And also I have a question, Iram, for
9 you. You had mentioned the Henderson
10 Carriage site. And you said if that
11 eventually goes all residential, that would
12 really be a shame because those little retail
13 stores in the bottom, Elephant Walk and those
14 stores -- and also isn't that a historic
15 building?

16 IRAM FAROOQ: It is an historic
17 building. And the only reason we looked at
18 the residential is because under current
19 Zoning that is the highest capacity. So if
20 it was non-resident, it would be less.

21 PAMELA WINTERS: Oh, okay, I see.

1 All right.

2 And then also the, in terms of -- you
3 mentioned Chester Street and the wood frame
4 houses that are on Chester Street. Do you
5 mean just on Mass. Avenue or are you going
6 back, are you going back a hundred feet from
7 Mass. Avenue, those wood frame houses?
8 Because some of them are historic.

9 IRAM FAROOQ: We just looked at
10 along Mass. Ave. The blue ones that you see
11 on that map highlighted.

12 PAMELA WINTERS: Okay, thank you.

13 HUGH RUSSELL: There's another kind
14 of analysis that's done sometimes, and I
15 don't see it here, which is the hard and soft
16 analysis. And it strikes me that there's a
17 lot more hard on North Mass. Avenue than you
18 think of, and quite a bit of the soft has
19 been redeveloped. So when you think about
20 what's going to happen, it's not like every
21 single building is going to turn into one of

1 those. You have to realize the opportunities
2 are more limited. And in thinking about
3 retail, you're going to say well, we've got
4 what we have now and we have a potential in
5 some soft areas. And some of those soft
6 areas we don't want to get redeveloped if the
7 house, some of the historic houses,
8 particularly the blue ones as opposed to the
9 red ones. So, then the question comes if you
10 say look, you know, 10 or 20 years, what
11 might happen in the soft areas, will that
12 make a difference and how will it make a
13 difference? And I'm thinking about what
14 happened at Central Square, and maybe not as
15 much as 20 years ago, where the City started
16 with several ways with streetscape
17 improvements, and there seems to be mini wave
18 going on now that I guess is related to
19 upgrading accessible crosswalks or something
20 and probably through the stimulus program.
21 But the City started first by creating the

1 particular area that wasn't very nice. Sure
2 it had a lot of storefronts in it, but by
3 improving the streetscape, creating places
4 for people to sit, in particular of putting
5 in trees and narrowing the street, I can
6 understand you're not going to narrow North
7 Mass. Avenue, but it was a crucial piece of
8 Central Square. And so I think, you know,
9 we're focusing on the Zoning recommendations,
10 but in fact the streetscape part of
11 presentation is an essential piece, then
12 there are more retail opportunities. I mean
13 think about what's the impact going to be on
14 the Art Institute of Boston? How far is that
15 impact going to stretch? It's not going to
16 get to probably get to Trolley Square, but
17 it's going to go a ways. There's some
18 marvelous little old storefront buildings on
19 Prospect Street, which is a not for prime
20 pedestrian street. And there are a lot of
21 art uses. There are several art uses. And

1 one imagines they're there because the rent's
2 not that high.

3 Another thing we've learned about rent
4 is that a significant number of things that
5 we particularly like in retail Harvard Square
6 are now the Harvard University buildings.

7 CHARLES STUDEN: Subsidized.

8 HUGH RUSSELL: Subsidized. And if
9 not subsidized, not maximizing the rent
10 potential. They may very well be paying
11 their way. So creating more space can allow
12 more things to happen.

13 So the other comments I wanted to
14 make -- oh, you can take a lesson from
15 Broadway on how to preserve historic
16 structures. Our neighborhood cut a deal with
17 George Najarian (phonetic) who required six
18 historic structures on the next block so he
19 could tear them down and build. What was
20 permitted was an 85-foot tall apartment
21 building. And the deal was you can use the

1 enti rety of the bui l di ngs for offi ces. A
2 whol e new di stri ct was created to make that
3 possi bl e. So you mi ght want to l ook at some
4 of the hi stori c structures whi ch are
5 pri mari ly I bel i eve on thi s map, houses. And
6 I thi nk the desi re i s to preserve that part
7 of hi stori y that there were fi ne houses
8 marchi ng al l al ong Mass. Avenue. And to make
9 sure that there i sn' t some di si ncenti ve, you
10 know, maybe that you can' t use the enti re
11 bui l di ng for an offi ce use, you know, that
12 mi ght be -- gi ve somebody another opti on.
13 And you know, agai n, havi ng offi ce use tends
14 to generate a l i ttle more acti vi ty. So i t
15 al so, I thi nk, fi ts i n wi th that other goal .

16 I ram, you shuttered when I sai d 60-i nch
17 wi dth on a publ i c si dewal k so two wheel chai rs
18 can pass. But that' s al so so two baby
19 carri ages can pass. And, you know, three
20 peopl e tal ki ng can somehow maneuve r around
21 each other. So i t' s -- I don' t know how wi de

1 the sidewalk is now and I'm just going to
2 assume it's different widths in different
3 places.

4 IRAM FAROOQ: Yes.

5 HUGH RUSSELL: But I think it's a
6 great idea to get rid of the parking
7 requirement. That would produce -- so to my
8 colleagues the really hot businesses that
9 seem to be in more retail districts are the
10 coffee shops.

11 PAMELA WINTERS: And the bars.

12 HUGH RUSSELL: Right. Look at
13 what's happened at the corner of Mass. Ave.
14 and Inman Street where, you know, as the
15 video rental business evaporated, we now have
16 a -- well, it's a very high-minded metro food
17 place with wonderful food, you know? And it
18 seems to be doing good business. It's
19 providing something you can't go on the
20 internet for. You can't find. So I think
21 there are those efforts.

1 WILLIAM TIBBS: And I think of the
2 new sushi place, and I think it's called
3 The Ionius Monkfish in Central Square. It
4 just opened, and it's really very popular and
5 it's really good. But I think they said it
6 was closest sushi place -- closest one other
7 than that was I think of a store of that
8 caliber was in Davis Square or something.

9 UNIDENTIFIED MALE: It was North
10 Mass. Ave.

11 WILLIAM TIBBS: Or North Mass. Ave.

12 UNIDENTIFIED MALE: It wasn't Davis
13 Square.

14 UNIDENTIFIED MALE: You guys have to
15 come to North Mass. Ave. More often. The
16 sushi has a great spot.

17 HUGH RUSSELL: I mean, another thing
18 if you know this district here, the retail
19 district here lost its anchor tenants in the
20 auction gallery. And now the other sort of
21 associated businesses are now gone. And now

1 there' s a yoga studio in what was -- the
2 building was built 125 years ago was a retail
3 spot and still has a storefront. Is that a
4 bad thing to have another yoga studio in your
5 neighborhood? I think probably that fits in
6 with the vision. So I guess we'd like to
7 hear from the Main Street folks?

8 Are you affiliated with the official
9 Main Streets national outfit or is this a --

10 UNIDENTIFIED MALE: No, it's not.

11 HUGH RUSSELL: This is an
12 appropriation of name for the same purpose?

13 MICHAEL ROAM: For the same purpose.
14 My name is Michael Roam. I live on Gold Star
15 Road. My wife and I have a business there
16 that's about three doors down from Mass. Ave.
17 We came together because of this North
18 Cambridge improvement study. Just basically
19 talking to neighbors and local businesses.
20 And even though it didn't sound like there
21 was a vision, there's a vision of what we

1 don't want, which is what's going on in
2 Trolley Square. And what we realized pretty
3 early because of the market inequity of being
4 able to develop residential so easily and the
5 challenge of developing multi, you know,
6 mixed use, that there had to be a change.
7 And what we thought the change should be is
8 -- we didn't want to lose any more, any more
9 retail or commercial that we had. We weren't
10 out to pioneer retail, but to preserve what
11 we have, because we know when you knock out
12 retail in a certain area, it becomes a pretty
13 dead area, especially for walking. This is
14 when we started working a lot with CDD and
15 trying to find out what solution could there
16 be. Because even though the vision may not
17 be one of maybe a hearts area or a furniture
18 area or a jewelry exchange, the vision that
19 we don't want is a thoroughfare. And that's
20 what we were coming up against. So our main
21 concern was not to lose anymore, because once

1 it's gone, you know, it's gone for 50 to 100
2 years. Those buildings are not coming down.
3 So we want to make sure that we preserve
4 what's there.

5 The next thing is, the area is actually
6 pretty vibrant. I've been walking up and
7 down that area talking to businesses, even
8 though I've lived there for 35 years, even
9 though I haven't done it before. Yeah, there
10 are some holes in it, but we're in a
11 recession. And I'll tell you, there's new
12 businesses opening up all the time. Russo
13 Market, a high-end Japanese gourmet shop.
14 The cafe that you like. The place is really
15 surprisingly great considering it's a KFC.
16 There are some very innovative places which
17 is like a hydroponics place that's just
18 opened up. So there's a lot that's there. A
19 lot that's coming in. And what we're really
20 after is really protecting it right now, and
21 making sure that for us residents and

1 businesses, that this place feels more like a
2 main street than that thoroughfare from
3 Arlington to Harvard Square. So that's
4 really what we're about.

5 The density is there and the density is
6 only increasing. There's the Cameron Ave.
7 Development, Fawcett Oil is looking to
8 develop that site with over 100 units.
9 Harvey where the -- on Harvey Street where
10 the Cambridge Lumber is. They're looking to
11 develop that site which will also have
12 hundreds of units. Any place you look on the
13 back streets, there's no condos coming in and
14 new small complexes coming in. But the
15 density is there. This is an area where
16 people like to live. You know, there's
17 access to the bike path. There's really
18 people coming in through who are not
19 interested in car society. We have great
20 bike transit coming up and down Mass. Ave.
21 Alwife and Davis is a short hop away as is

1 Porter. You know, you were talking about
2 having a Russo's or Mahoney's.

3 AHMED NUR: Or a couple of theatre.

4 MICHAEL ROAM: Pemberton really
5 takes care of a lot of those needs. I mean,
6 we'd love to have more of it, but we really
7 do have it. And we really do shop there.
8 And you know how we get there? By foot. You
9 know, or by bike. You know, this is our
10 neighborhood place. And we're lucky to have
11 it. We think it's great. We work with
12 certain ways a lot. And I actually hope this
13 group has heard from them.

14 You know, we all have places where we
15 get off. I mean our place was at Marino's.
16 After Marino's I always felt the avenue has
17 deadened and taken up the car places. But
18 the place is really alive. It's really got
19 great places to go and there seems to be more
20 coming.

21 So, I kind of urge you to maybe walk

1 the avenue and see what's there. Again,
2 revisi t i t. Because this is a place that has
3 been de-i ncenti ve for retail , and then now we
4 want to swi tch thi ngs around to make sure not
5 onl y that we keep what we have, but the place
6 remai ns a thri vi ng communi ty, so thanks.

7 JOHN DERA: My name is John Dera
8 (phoneti c) al so from Mai n Street, North
9 Cambri dge. I l i ve on Reed Street, a coupl e
10 bl ocks off Mass. Ave. And I want to first of
11 all thank the staff. Taha and I ram and
12 Stuart have had a lot of meeti ngs wi th us and
13 a lot of contenti ous di scussi ons and were
14 brave and open mi nded thi roughout the process.
15 So you guys have a dynami te staff, and we
16 real l y appreci ate your wi l l i ngness to work
17 wi th what was real l y a ni ne-month process.

18 I know a l i ttle bi t about thi s
19 i ndustry. I' m i n a professi on i n mi xed use
20 and resi denti al devel oper. We' re i n the
21 process of l easi ng and devel opi ng 100,000

1 square feet retail space right now. So I
2 have a little bit of sense of what retail
3 dynamics and what it takes to get it done.
4 And so I would say I don't carry the notion
5 that these guys, the planning staff doesn't
6 have a vision. I think we've both
7 articulated clear visions, we want a
8 walkable, vibrant neighborhood where there's
9 stuff to walk to. It's a pleasant walking
10 environment, and the reason people come out
11 onto the street because there's something to
12 do on the street. You shop and restaurants
13 and what not.

14 You know, I think the concerns that you
15 expressed about the viability for retail and
16 restaurants on Mass. Avenue, I think it's
17 important as Michael said, to visit the
18 neighborhood. I mean, if you think about
19 there's Frank's Steakhouse, there's Verna's
20 -- sushi. There's a Verna's doughnut.
21 There's some sushi. There's a Chinese

1 restaurant. There's a new Vietnamese place,
2 it's Cafe Barada. There's a farmer's market.
3 There's Capone's. There's Singa Bella.
4 There's a -- we have a spa place that just
5 opened. These are all just within a couple
6 blocks of each other. There's a lot of
7 vibrant activity in that neighborhood. The
8 problem is, as we've seen in the
9 neighborhood, you get a condo developer
10 coming in and regardless of the viability of
11 the economics of retail on the ground floor,
12 they're largely builders, have a really
13 simple business motto, tear down the
14 building, build up a four-story building,
15 sell off the units, really easy.
16 Requirements should be to replace ground
17 floor retail, their business is more
18 complicated. Actually, we've got to market
19 the space, we've got to find the tenant, and
20 do the design work, and I've got to own this
21 thing. You know, the problem for us, of

1 course, is what you see along there is that
2 every time you take down one of these sites,
3 you're punching a tooth out of the retail
4 smile on the avenue which degrades overall
5 viability of the street. So in fact
6 facilitating I think anything short of what
7 planning's recommending facilitates the
8 deterioration of retail on Mass. Avenue which
9 deteriorates overall viability of the
10 neighborhood and the long-term viability of
11 the vision that I think everybody agrees is
12 what we don't want. Which I think it's
13 important to notice the details (inaudible)
14 are not talking about mandating retail along
15 Mass. Ave., but replacing it where it exists
16 now because clearly it's working in one form
17 or another. It's working right now on the
18 avenue. You have a vibrant retail scene, and
19 if we don't require it of developers, I
20 promise you, they won't do it because it's
21 more challenging. But developers are

1 innovative folks, if they have to do it
2 they'll figure it out. So I would strongly
3 encourage you to support the planning
4 staff's -- the direction the planning staff
5 is now going.

6 I would also say as somebody who's
7 commissioned hundreds of thousands of dollars
8 in market studies, nobody is going to give
9 you a market study that's gonna tell you
10 much. I mean, it's not, you know, you --
11 look, the only question is is this a viable
12 location for retail? And look at the place
13 and see that the retail isn't working,
14 therefore, it's a viable location. And then
15 it's all up to the innovation and cyclical
16 changes of the retail environment that I
17 would beg you not to take away from this.

18 Thank you.

19 WILLIAM TIBBS: I do want to say,
20 thought, that I didn't think about a market
21 study. I think of a more of an analysis to

1 answer that question. What are the
2 components that make a retail space viable
3 and what -- those that are viable, the ones
4 you just mentioned. You mentioned a whole
5 lot. Why are they working? Is it the
6 customer bases? Is it the rent? Is it the
7 size? What are the things and what can we do
8 to start to encourage that to happen?

9 CHARLES STUDEN: That's exactly
10 right. And also, I think, the mix of retail,
11 from what I understand these malls that are
12 terribly successful, they're very successful
13 for a very good reason. There's a lot of
14 study that goes into what belongs in the
15 complex. There's a synergy that's associated
16 with certain activities. So I would think
17 that might apply on this level as well. I
18 don't know enough about it, but I would think
19 a market consultant could help in that
20 regard.

21 MICHAEL ROAM: Fundamentally I would

1 say that's correct, which is why we have to
2 have a requirement to maintain the existing
3 retail because it's all got to work together.
4 And I think if that's helping you in your
5 understanding to, I couldn't imagine it would
6 hurt.

7 CHARLES STUDEN: Yes, that's good.

8 WILLIAM TIBBS: Thank you.

9 HUGH RUSSELL: We sort of like to
10 wrap things up about this time. We're on a
11 down slope.

12 ERIC GRUNEBAUM: Also a North
13 Cambridge resident. My name is Eric
14 Grunebaum G-r-u-n-e-b-a-u-m. I just want to
15 say that I think that you have some good
16 comments about the market, and actually
17 looking at a list of a lot of places, and it
18 really is a nice mix of restaurants, bars,
19 little stores and massage, Solliervo, City
20 Paint. It's really a nice vibrant mix. And
21 I think the idea is that we all love it.

1 There's a lot of people there that live in
2 the area, walk and ride their bikes to this
3 place. And that we think of Mass. Ave. as
4 really an important commercial corridor in
5 Cambridge and really want to help maintain
6 that. So whatever we can do to preserve the
7 existing and already thriving retail, we'd
8 like to do. And in a way there might be a
9 phase two to this idea.

10 One is let's save what we have and
11 let's remove the disincentive and put an
12 incentive for the kind of city we want to
13 have. And then a phase two might be how do
14 we do even better than that? How do we
15 create the conditions to make an even more
16 thriving location? And, you know, just
17 looking at the City's website from this year
18 it says: Cambridge is a great city of
19 walkers, it compact and flexible, well served
20 by public transportation in its mix of
21 housing, stores, services, workplaces and

1 parks. It means that everything's within a
2 walking distance. And that's the kind of
3 city I think that a lot of us in North
4 Cambridge want to preserve. And clearly the
5 neighborhood has changed over the last 10 or
6 20 years with two T stops on equal distance
7 on either sides of it. And so there's a lot
8 more residential that has moved in. But the
9 danger right now is that every new project or
10 virtually every new project that goes in on
11 Mass. Ave., because of the conditions has
12 done exactly what other people have said,
13 which is it has become a condo only project
14 generally. And we don't want to see that
15 continue. We really want to see the
16 neighborhood thrive and have a great, you
17 know, Main Street for North Cambridge and I
18 think we can get there. So, thank you very
19 much.

20 UNIDENTIFIED FEMALE: I'd like to
21 speak also if I could.

1 HUGH RUSSELL: Sure.

2 MAGGIE BUCK: So, hello my name is
3 Maggie Buck. Specific about names. I also
4 live in North Cambridge. I want to do two
5 things. I want to give a quick list of what
6 you can buy or do if you wander along Mass.
7 Ave. in North Cambridge. Clothing. There's
8 a couple of bed and breakfasts. A paint
9 store. A couple of caterers. A coffee shop,
10 pizza. Several hair salons. A hydroponics
11 shop. You can get dog food. Do yoga. Many
12 restaurants, dentists, doctors. Several real
13 estate agents. One child care program.
14 Another one's starting. Many insurance
15 agencies. Antiques, lighting, funeral
16 parlors, churches, barbers. There's a new
17 kids consignment shop. Liquor stores, garden
18 shop, doughnut shops, dry cleaners, laundry
19 mats, a bike shop. Several tattoo parlors.
20 Bars, coffee shops, sushi, pizza, Chinese,
21 Indian. There's two wedding gown shops. You

1 can go the traditional American route or you
2 could go with the Indian wedding.

3 AHMED NUR: I'll go with Indian.

4 MAGGIE BUCK: It's beautiful.

5 They're much prettier. You should go check
6 them out.

7 Massages and Lebanese food. So that's
8 kind of --

9 THOMAS ANNINGER: Toys.

10 MAGGIE BUCK: Toys, toy store.

11 Right.

12 PAMELA WINTERS: And a nail salon.

13 MAGGIE BUCK: And a nail salon.

14 See, once you start making the list, they
15 just keep on going.

16 The area's getting more condos, there's
17 getting more people there. There's getting
18 to be more money in that neighborhood.

19 People who live in the city spend -- now, I'm
20 not good with percentages, I just know that
21 there's formulas. They spend a certain

1 amount of money within walking distance of
2 where they live. There's more people,
3 there's more money. The shops have to be
4 there. If they're there, people are going to
5 go to them.

6 And I want to make a comments, too,
7 about the Ikea. That, yes on mass Americans
8 are dashing off to Ikea. In Cambridge
9 they're not. They're wandering around going
10 to their stores. And I think it's important
11 to make -- to understand that both of those
12 things are very true. And that it's our
13 responsibility to keep that going.

14 The other thing is that North
15 Cambridge, like every other neighborhood in
16 Cambridge is a village. It's a village
17 that's connected to the other villages, and
18 there's two of you who are here who live in
19 that village and a bunch of the rest of us.
20 But that's what we want to keep vibrant. And
21 it's not just what's on Mass. Ave. It's the

1 library, the schools, the parks, and all of
2 that stuff. So anyway, thank you.

3 WILLIAM TIBBS: Thank you.

4 JASON TARGOFF: I'll be very brief.
5 Also -- no, no, no. I'll be very, very
6 brief. My name is Jason Targoff. I live on
7 Olive Place in North Cambridge. I'm a member
8 of the Main Street --

9 HUGH RUSSELL: Could you spell your
10 last name, please.

11 JASON TARGOFF: Jason Targoff
12 T-a-r-g-o-f-f.

13 And I just want to say I've been to two
14 city meetings in a row on this topic, and the
15 general feeling going in among the
16 professionals is that North Mass. Ave. is a
17 place that has to be fixed. And those of us
18 who live on Mass. Ave. feel like it's a
19 wonderful place and we have to maintain what
20 makes it a wonderful place and a place to
21 walk. Certainly it can be improved, but we

1 quick. I am also from New York by the way.
2 So I would say I wouldn't say -- I think what
3 we -- well, first of all, let me agree with
4 what's been said because I think on your side
5 and also on the resident side also the
6 Community Development side, I think they've
7 been absolutely wonderful in terms of the
8 exchange that's gone on. But I think what
9 we're looking at here are two visions:

10 One has been actually to some great
11 extent the vision of the neighborhood or the
12 residents who lived there 20, 30, 40 years.
13 Because we are looking at places where we can
14 walk to and get all our needs met without
15 being inundated by the high rises. I seen,
16 having worked for the City of Boston, the
17 state and that sort of thing for many years,
18 it was early on it was very wonderful to go
19 to the Prudential Tower and look at Cambridge
20 and see the lowness of Cambridge and see how
21 wonderful it is. But today you cannot

1 distinguish Cambridge from Boston or from New
2 York because of the high rises, etcetera. I
3 seen the high rise migrate from MIT through
4 Central Square through Harvard Square, and
5 was very happy when we were able to harness
6 it at Porter Square except for a few
7 buildings coming up and that sort of thing.
8 But the point here I think is that we're
9 talking two visions. And, again, the vision
10 that has been actualized through the
11 community development is what we're looking
12 at in North Cambridge. The vision that is
13 needed, though, on what I think you're
14 talking about, is how to bring other people
15 to that neighborhood. We may say magnet. We
16 may say on point of destination. And that
17 was one of the points I was looking at when I
18 was working on the Trolley Square with
19 Community Development, so on and so forth.
20 In North Cambridge it's redundant, if I can
21 use that term, with historical significance.

1 Porter, Porter House Square. The Trolley Bar
2 in. The Henderson. Many years ago I saw in
3 the old Dennehy Drugstore, a large picture of
4 a horse drawn tractor trolley. Now it seems
5 to me that if we can look at North Cambridge
6 from the historical point of view, i.e. brick
7 yards, i.e. horse drawn trolleys, such that
8 is it's a point of education for kids. Put
9 them on the train or the bus, have them go to
10 North Cambridge and point them out points of
11 interest. There are people who some may
12 still be alive and talked about having seen
13 cows being driven down Mass. Ave. to the
14 slaughter house.

15 Porter House Restaurant comes from
16 porterhouse steak. You know, there are so
17 many historical things that can be learned
18 just by walking through North Cambridge, but
19 it has to be pointed out. And I think that's
20 the vision that we're missing. The vision
21 that brings other people into the

1 neighborhood and educate them in terms of the
2 evolution.

3 The house I live in, I'm the fourth
4 person in an 1876 house. The first person
5 owned a brickyard, you know. And Belmont and
6 North Cambridge, I still have a receipt I saw
7 in the carriage house going back to 1901,
8 whereby where the old Buy Right used to be,
9 was a railroad going there and they used to
10 ship bricks and things like that. Those are
11 the kinds of history that's missing. The
12 history of the Irish coming into the
13 neighborhood to work in the brickyards. The
14 various ethnic groups coming in and that sort
15 of thing. So that's the kind of vision I'd
16 like you to help us realize and bring to
17 North Cambridge, but also to maintain what
18 we've had and not lose it.

19 Thank you.

20 PAMELA WINTERS: Hugh, just one
21 quick comment. I know we want to end this.

1 But I just wanted to say, sir, that I am
2 working with the Historical Commission for
3 the last ten years to make Orchard Street
4 which parallels, a national historic district
5 going into Somerville. And we're just about
6 completed with our work, and there's many
7 things that, as you said, that people don't
8 know. For example, the St. James Church in
9 revolutionary times used to be a pub for the
10 soldiers. And there were soldiers that were
11 killed at the top of Beech Street. I think
12 there's a little monument there. But there's
13 lots of historic things that go on in that
14 area, and that have gone on, and I thank you
15 for making that comment.

16 GEORGE McCRAY: And when you talk
17 about Orchard Street, it was not actually
18 Orchard. That's where that name came about,
19 and that's where the houses and right to the
20 left of Orchard Street that the people know
21 that history. So Orchard Street, the name

1 came about and it's right.

2 Let me just say something, when I was
3 the chair of the -- when you become older,
4 you forget a lot of things so you have to
5 excuse me. When I was the chair of the North
6 Cambridge Stabilization Committee, I had set
7 aside some \$20,000 to do a historical search,
8 a research of historical North Cambridge that
9 never came about. I think the evidence was
10 there to do that. There was a slaughter
11 house I think on Clay Street up until the
12 mid-1980's. The house next to me, the
13 Griffin's house, there was a milk delivery
14 business with horse and buggy. As a matter
15 of fact, there's a picture of my house in
16 1901 that there's a house parked in front of
17 it. And there are girls with hoop dresses.
18 And there are the great, great kids of the
19 Griffins in big overalls standing in the
20 front of the driveway with wagons behind
21 them.

1 There' s another mi lk farm off of Ri ndge
2 Avenue wi th the same thi ng. Ri ght next to
3 Pemberton Garden Center there i s a carri age
4 house there. The person who owned that has
5 now di ed, but hi s parents had 20 i ce creams.
6 They used to del i ver i ce cream out of that
7 carri age house. So there i s a dormant
8 hi story here that can be brought out and to
9 be educati onal , not onl y for our commi ttee
10 but for the communi ty at l arge. And I woul d
11 l i ke to recti fy what you' re doi ng.

12 PAMELA WINTERS: Thank you. And the
13 house that I' m l i vi ng i n was once a Al ms
14 house and was bui l t i n 1846, al ong wi th the
15 three other houses next to i t. So i t' s j ust,
16 i t' s very i nteresti ng when you start del vi ng
17 i nto al l of thi s. So thank you for your
18 work.

19 GEORGE McCRAY: Thank you.

20 HUGH RUSSELL: Okay, have we perhaps
21 gi ven enough feedback on thi s subj ect for

1 this evening?

2 H. THEODORE COHEN: Excuse me, could
3 I just ask what happens next with regard to
4 the subject?

5 HUGH RUSSELL: I would say what
6 happens next is the staff takes the pieces,
7 if you will, and tries to hone them down and
8 come up with specifics on proposals,
9 specific, you know, actions, steps, classic
10 planning. So we would probably, in a few
11 months, be looking at some Zoning proposals.

12 STUART DASH: That's right.

13 HUGH RUSSELL: They might be
14 discussed outside of here and then they might
15 put in draft form.

16 H. THEODORE COHEN: That's great. I
17 just wanted to make sure the process didn't
18 stop.

19 * * * * *

20 HUGH RUSSELL: Okay, there's one
21 more thing on our agenda. The Chestnut Hill

1 Real ty recommendati on. Recommendati on,
2 draft, revie w and vote on the recommendati on.
3 I j ust need a copy of the recommendati on.

4 So, it seems to me that deci si on does
5 refl ect our di scussi on?

6 CHARLES STUDEN: Yes, I bel i eve it
7 does.

8 PAMELA WINTERS: It does.

9 WILLIAM TIBBS: Yes, I agree.

10 HUGH RUSSELL: So does anyone want
11 somethi ng changed that -- I see a bunch of
12 heads. Do you want to go i tem by i tem?

13 THOMAS ANNINGER: No. We can hand
14 them in to whoever is headi ng up the drafti ng
15 of it and you take what you l i ke.

16 PAMELA WINTERS: I thi nk we need to
17 hear it, though, Tom, don' t we?

18 THOMAS ANNINGER: No.

19 WILLIAM TIBBS: If i t' s l anguage,
20 that' s one thi ng.

21 PAMELA WINTERS: Is i t j ust typos or

1 language?

2 THOMAS ANNINGER: No, of course not,
3 it's not typos.

4 PAMELA WINTERS: Is there something
5 significant?

6 WILLIAM TIBBS: Yes.

7 THOMAS ANNINGER: These are changes
8 that I'm going to give to the person who's
9 drafting it, and I think they're improvements
10 in the language that's all.

11 PAMELA WINTERS: Oh, okay.

12 H. THEODORE COHEN: Could I? I had
13 it in front of me before. I had no problem
14 with the language of the decision subject to
15 whether Tom has to say. But I just wondered,
16 you know, I'm one of the people that I think
17 is more willing to accept the possibility of
18 basement and perhaps attic apartments, and
19 this seems to be saying we don't want to see
20 it ever. And I was wondering whether there
21 might be some sentiment towards some

1 reference that if City Council was interested
2 in the issue of basement apartments, that it
3 be subject to further study and analysis
4 rather than -- this seemed to me, you know,
5 just kind of a kiss-off that we don't want to
6 see this again. And I'm more willing to say,
7 it could happen on a broader scale, but it
8 needs a lot more study.

9 HUGH RUSSELL: So in a way is that a
10 suggestion to take the last paragraph and
11 somebody add the sentiment that if more study
12 would be needed to carry it forward? That's
13 the part several Board Members note some
14 positive aspects. And so...

15 CHARLES STUDEN: Yes, I agree with
16 you, Hugh, because I think the way this is
17 stated, obviously the City Council and the
18 Ordinance Committee are going to be
19 discussing this, and they're free to, you
20 know, if they feel differently than we do,
21 they can move it forward. I think it is

1 important to recognize that some Members of
2 the Board did note, as it says here, positive
3 aspects of it and let the City Council then
4 make the decision.

5 WILLIAM TIBBS: As a person who is
6 almost equally strong on the other side, I
7 actually do -- I actually do feel that if it
8 were an issue, that we would need a much
9 broader context. I would have no problem
10 with that kind of language because that was
11 one of my concerns, is it a little bit too
12 narrow. It just needs a lot more study to do
13 it. So I wouldn't be opposed to that.

14 THOMAS ANNINGER: All right. I'm
15 with Ted for what it's worth. I think he
16 said it well and I would add something along
17 those lines.

18 HUGH RUSSELL: Okay.

19 WILLIAM TIBBS: You haven't already
20 done it?

21 THOMAS ANNINGER: No, I haven't. I

1 have not done that. That, I think is quite
2 substantive, but I think he's right.

3 HUGH RUSSELL: Okay, so we agree to
4 move forward with the recommendation that
5 starts with this, considers Tom suggestions
6 for the language and includes the notion that
7 part of the reason that we can't make a
8 favorable recommendation would require a lot
9 more work and study.

10 WILLIAM TIBBS: And in light of the
11 fact that you're signing it, you can make
12 sure that Tom's comments are within.

13 HUGH RUSSELL: We don't usually take
14 formal votes on recommendations, but I think
15 we're all agreed, right.

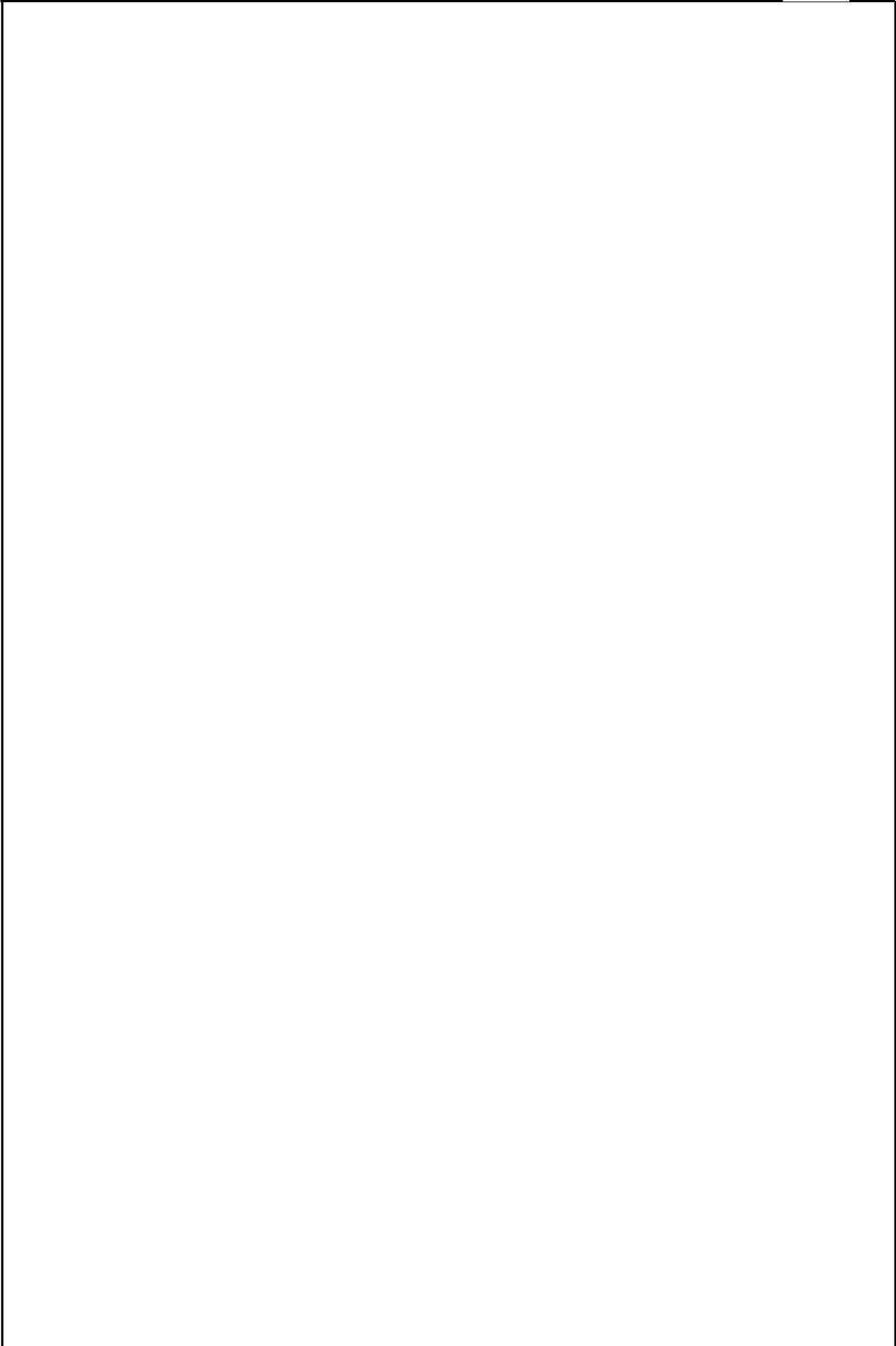
16 WILLIAM TIBBS: Yes, very much.

17 CHARLES STUDEN: Yes.

18 HUGH RUSSELL: Okay. Then I think
19 we're adjourned.

20 (Whereupon, at 9:55 p.m., the
21 Planning Board Adjourned.)

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C E R T I F I C A T E

COMMONWEALTH OF MASSACHUSETTS
BRISTOL, SS.

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

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

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

IN WITNESS WHEREOF, I have hereunto set
my hand this 16th day of May 2011.

Catherine L. Zelinski
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