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PLANNING BOARD FOR THE CITY OF CAMBRIDGE
GENERAL HEARING

Tuesday, June 28, 2011

7:00 p.m.

in

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

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

Community Development Staff:
Brian Murphy, Assistant City Manager
Liza Paden
Roger Boothe

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P R O C E E D I N G S

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

HUGH RUSSELL: Good evening this is the meeting of the Cambridge Planning Board. The first item on our agenda is most likely the Board of Zoning Appeal cases.

LIZA PADEN: Yes, thank you. This evening there is an applicant who is considering applying to the Board of Zoning Appeals to amend his Planning Board Special Permit. The Planning Board granted a Special Permit to convert the existing warehouse into three units of housing, and Mr. Gomes would like to present an alternative solution to that conversion.

ATTORNEY ISAAC MACHADO: Good evening. My name is Isaac Machado. I represent Kathleen Walcott. And with me is William Bethume who is a developer who is

1 also Ms. Walcott's nephew, and also Antonio
2 Gomes who is the architect.

3 When we were last before you it was
4 almost a year ago it was in September of --
5 September 21st, actually, of 2010. And we
6 came before you seeking a Special Permit to
7 develop what is now a storage facility on 169
8 Western Ave. We want to thank you for that
9 permit.

10 So let me tell you what happened since.
11 So, we received a permit, we went out, we
12 engaged some contractors to perform -- to get
13 some estimates to perform the work. The work
14 as you know, has to be maintained within the
15 building, the three units. So the proposal
16 was to be consistent with the permit would be
17 to excavate downward. We had testing. We
18 had some test bits that were done. We had
19 some other various other types of testing.
20 It turns out to do that, that requirement by
21 the permit to excavate down to make sure that

1 the height requirements for those three units
2 is going to be incredibly, incredibly
3 expensive. We come here tonight with a
4 proposal for a Variance that we will want to
5 pursue with the Board of Zoning Appeals to
6 get a Variance to go up six and a half feet
7 as opposed to going down. Again, for the
8 eight months that we have been out since that
9 permit, we have been engaging the contractor
10 community, and just to make sure that we can
11 make it work. But unfortunately as we sit
12 here today, Ms. Walcott sits here today, it's
13 not economically feasible. It's a hardship
14 for her to have to go down. We've got
15 estimates in the range of 103 to 127,000 to
16 excavate as opposed to going up the
17 additional height. So again, we're here
18 tonight to answer any questions or any
19 thoughts that you may have, any concerns of
20 the Variance that we will be seeking. We do
21 think the building is unique. It's unique to

1 that area. It's unique because of the size,
2 because of the heights of the building do not
3 conform to what we're trying to do. No
4 detriment to the community. We feel that
5 when those units will be developed, we're
6 only going to seek the three again. It's a
7 benefit to the community. It's going to
8 create additional housing stock. We believe
9 that the other abutters and everybody in that
10 community and in the neighborhood, their
11 property values will increase also.

12 So, again, we are seeking -- we will be
13 seeking a Variance in front of the Zoning
14 Board of Appeals to go up as opposed to down.

15 HUGH RUSSELL: Okay, and I believe
16 then you'll come back to us for a Major
17 Amendment.

18 ATTORNEY ISAAC MACHADO: I'm sorry.

19 HUGH RUSSELL: And then I believe
20 you would come back to us for a Major
21 Amendment to the Special Permit we granted.

1 ATTORNEY ISAAC MACHADO: To be
2 honest with you, if that's what we need to
3 do, that's what we will do. I know that we
4 have to submit the application and everything
5 else to the Zoning Board and I believe they
6 come back to you also for -- to weigh in.

7 HUGH RUSSELL: We comment on the
8 cases, but then the question we need to -- we
9 probably should actually address tonight is
10 whether we think this is a minor change that
11 we can handle as a plan change, or whether
12 it's a Minor Amendment or whether it's a
13 Major Amendment to our permit as an advisory
14 opinion. But I think we'd like to see
15 actually what the new design is, and like to
16 know -- I mean, you say it's a six and a half
17 feet taller. Explain how tall it will be,
18 how that relates to the structures that are
19 around it.

20 CHARLES STUDEN: Excuse me, before
21 you do that, because it was a long time ago,

1 could you remind me, the permit that we
2 granted back in September of last year
3 included excavating six feet down? Is that
4 what you were intending to do at that time?

5 ANTONIO GOMES: Yes.

6 CHARLES STUDEN: And that's proven
7 financially inconceivable because of
8 financial conditions. Again, why can't you
9 go down?

10 ANTONIO GOMES: Right now the
11 existing ceiling height is about six foot
12 eight to the bottom of the joists. And so we
13 what we need to do is excavate about six and
14 a half feet. We would probably need to
15 excavate about two feet because we would want
16 to make the -- we would have to have space
17 for about eight inches of gravel. And then
18 we would also have to have some drainage
19 underneath and then we, you know, the six
20 foot eight we would need at least a foot for
21 that for all the mechanical equipment and

1 everything. And then in addition to that, we
2 have to have a drainage underneath that. And
3 in addition to that, we would have to have a
4 curb. We went and looked at -- we spoke with
5 Grace Building Products to see how we could
6 waterproof the -- underneath the slab. And
7 so essentially what we'd have to do is create
8 a new slab set within the existing
9 foundation. The existing foundation is about
10 three foot. It goes about three foot down.
11 We'd have to build a new curb and then a slab
12 underneath that. So the curb will go up. So
13 essentially what we would do is we would
14 waterproof all of the inside of the existing
15 foundation, and have that curb be in so it's
16 almost like putting in a new foundation a
17 couple feet lower.

18 CHARLES STUDEN: So, you're saying
19 that you didn't know there would be
20 difficulties in doing all this last September
21 when you were here?

1 ANTONIO GOMES: We weren't aware
2 I like how the cost implications of, you know,
3 doing all that. And then we did, we did go
4 in -- after, you know, we had that and then
5 we went with the geo technical reports,
6 structural engineering work and that's where
7 we are now.

8 CHARLES STUDEN: Okay, thank you.

9 HUGH RUSSELL: Could you explain the
10 new plans then?

11 ANTONIO GOMES: Yes, sure. So, I'll
12 show you from basically where we were.
13 Basically the site plan hasn't really changed
14 much. It's basically all we're increasing is
15 the permeable wall. So all of this hasn't
16 really changed. The only change -- I'll show
17 you the elevation. This is essentially is
18 basically the thing that happened, I'll show
19 you the elevations. This is basically what
20 we had before. We had like an exterior
21 courtyard and we had three-story --

1 STEVEN WINTER: Excuse me, could you
2 again, I want to make sure I remember where
3 we were to start. Could you just walk me
4 around to all those components and just help
5 me understand what those are again.

6 ANTONIO GOMES: Sure, absolutely.

7 This is basically the existing building
8 is here. It's basically used as a storage
9 facility right now.

10 (William Tibbs in attendance.)

11 ANTONIO GOMES: And what we were
12 doing is we were creating two sets of stairs.
13 This will be your main entrance and this will
14 be your secondary means of egress. And these
15 stairs go up, or they go down to essentially
16 what we originally had, so they go down to a
17 lower level unit. And then this stair would
18 bring you up to this unit and then there
19 would another stair that brings you up to the
20 unit above and the same for this. This would
21 go down and this would go up to a higher

1 uni t.

2 We were gonna do some stamped asphalt
3 for thi s, and also have some permeabl e --
4 addi ti onal permeabl e space i n here. And so
5 thi s woul d be the new wal kway up. And then
6 i n the back, thi s woul d be a three-story
7 essenti al l y outdoor courtyard because thi s i s
8 basi cal l y the extent of the bui l di ng. And
9 thi s woul d be open. No wi ndows here, but
10 basi cal l y your exteri or wal l woul d be i n
11 here. So thi s woul d be nice l i ttle, nice
12 l i ght i n. And essenti al l y these are flat,
13 you know, they' re flats. Each uni t i s one
14 fl oor. And then at the above there woul d be
15 a skyl i ght that woul d l i ght the courtyard.

16 So that' s basi cal l y the si te pl an, and
17 I' ll show you a secti on. Thi s i s the new.
18 Let me show you thi s i s what we had approved.

19 So thi s i s basi cal l y the existi ng
20 bui l di ng i s to thi s hei ght. So what we di d
21 i s we just added a skyl i ght here that woul d

1 allow in some light to filter through the
2 courtyard. So basically that's what we've
3 been approved for. This is the... the new
4 -- and then the back is basically -- we would
5 just have some security, you know, like
6 vertical grating here. So this would all be
7 open. This would be the back to where
8 courtyard is. And this would be open as
9 well. There might be a deck inside this
10 brick exterior and it would have, you know,
11 some railing there, but essentially this
12 would be open to allow light to filter beyond
13 this brick existing.

14 THOMAS ANNINGER: And what is the
15 height from grade to the corner slot?

16 ANTONIO GOMES: It's about 28 feet.

17 THOMAS ANNINGER: 28?

18 ANTONIO GOMES: Yes.

19 And so, this would -- basically what
20 we've been approved on. And what we've --
21 what we're proposing would be something like

1 this. And the distance from here, see the
2 mean would be still within the 35-foot range
3 of the height. So basically what we have to
4 do, and one of the things that made it also
5 expensive is the existing roof is -- isn't in
6 -- it needs some repair, and the structural
7 engineer actually recommended that we tear it
8 down. And so if we had to tear it down
9 anyway, this, with this option basically
10 we're dropping this floor height down to make
11 this already three foot floor height at this
12 level. So basically we're dropping that
13 square down to this, to this point. So that
14 gives us -- so basically we're dropping that
15 square down to this, to this point and that's
16 why we can build this within the 35-foot
17 limit of the Zoning Ordinance.

18 THOMAS ANNINGER: Why are we
19 dropping it again? I'm sorry, I didn't --

20 HUGH RUSSELL: They're going to get
21 the headroom. They're only adding six and a

1 half feet up. So they need -- right now they
2 have to drop the roof level, former roof
3 level down so they get the nine foot.

4 THOMAS ANNINGER: In order to
5 stay -- is it the 35 feet that's driving
6 everythi ng?

7 ANTONIO GOMES: Yes, yes.

8 THOMAS ANNINGER: I see. Okay.

9 ANTONIO GOMES: And we're still fine
10 with the height of the --

11 THOMAS ANNINGER: What zone are we
12 in?

13 ATTORNEY ISAAC MACHADO: C-1.

14 THOMAS ANNINGER: C-1?

15 ANTONIO GOMES: So that's
16 essenti ally what we're -- the only thing
17 we're doing, basi cally it looks like a
18 tradi ti onal mansard roof. It has some cant
19 to it, so we're looking out for any shadow of
20 things like that. We're trying to be, you
21 know, sensi ti ve to that, to those issues.

1 And basically we have, you know, some
2 dormers. And here -- this is actually a
3 dormer that sort of spans that, that distance
4 of the courtyard and allows light to filter
5 down to that courtyard. If there are any
6 decks, all the decks would be inside, within
7 the exterior brick -- existing exterior
8 brick.

9 The other side elevations are not
10 really much. Basically there are a few other
11 dormers on the other side. As well as the
12 this west elevation. Essentially this is
13 what it will look like. And this is, if you
14 -- and this is the dormer, and this slope
15 basically slopes, the roof basically slopes
16 down as a kind of a mansard can't to it. And
17 so we're trying to not be obstructive at all
18 and trying to build it within the character
19 of the neighborhood.

20 CHARLES STUDEN: What's the material
21 on the roof?

1 ANTONIO GOMES: Well, I'm thinking
2 right now they have -- there are two options:
3 One would be a metal roof. The second option
4 would be a waterproof membrane kind of a
5 roofing system that they have now. And it
6 looks -- it's got the striation of the metal
7 roof exactly like a one inch kind of a --

8 HUGH RUSSELL: This is the
9 (inaudible) deco roof?

10 ANTONIO GOMES: Yes, we're
11 considering that. In terms of noise I think
12 it would be a good solution. And it seems to
13 have some good results so far.

14 CHARLES STUDEN: It seems very
15 white.

16 HUGH RUSSELL: It could be any
17 color. The roof itself comes in many colors.

18 CHARLES STUDEN: I see.

19 ANTONIO GOMES: Yes.

20 HUGH RUSSELL: Pam.

21 ANTONIO GOMES: Sorry. Essentially

1 i t' s to have a modern kind of aestheti c
2 wi thi n the existi ng hi stori c bri ck, and I
3 thi nk i t woul d be a ni ce counterpoi nt to i t,
4 so that' s the i dea.

5 PAMELA WINTERS: Coul d you bri ng up
6 that page that you had before wi th the
7 surroundi ng bui l di ngs? I' m j ust curi ous as
8 to what the surroundi ng bui l di ngs are.

9 ANTONIO GOMES: Sure.

10 PAMELA WINTERS: I f you coul d j ust
11 poi nt to them and tel l me what they are.

12 STEVEN WINTER: And the hei ghts, do
13 you know the hei ghts of the bui l di ngs?

14 PAMELA WINTERS: And the hei ghts.

15 ANTONIO GOMES: Thi s hei ght wi thout
16 the addi ti on.

17 PAMELA WINTERS: Al l ri ght.

18 ANTONIO GOMES: And thi s i s
19 basi cal l y a gabl ed roof structure. I t
20 doesn' t real l y -- i t' s not real l y goi ng to be
21 affected too much we don' t bel i eve.

1 This one is a gabled structure as well.

2 And this is actually higher than this.

3 It's --

4 WILLIAM BETHUNE: Four stories.

5 HUGH RUSSELL: Right, but it's owned
6 by the Petitioner.

7 WILLIAM BETHUNE: Correct.

8 HUGH RUSSELL: As a rental property.

9 PAMELA WINTERS: Okay, thanks.

10 ANTONIO GOMES: Did you want to
11 leave that one up?

12 HUGH RUSSELL: I guess my own view
13 is that this is a significant change, but
14 it's not a bad change. I mean, yes, it's a
15 little taller. Yes, some of the views from
16 Ms. Walcott's third floor apartment will be a
17 little different, but on the other hand, all
18 of the apartments will be bigger apartments
19 as a result of this because of the top floor
20 will have lots of windows and there won't be
21 somebody who is really down low a long way

1 from the light. So I think that will produce
2 better housing.

3 So I certainly have no objection of
4 their seeking Planning Board relief which I
5 think they'll need because -- not because of
6 the height, but because they're building up
7 the walls in the setback. So that it's
8 basically to raise the roof like that they
9 need Zoning Board relief in all the setbacks.

10 And yes, Roger.

11 ROGER BOOTHE: Hugh, I was confused
12 about why they would need to come back to the
13 Planning Board, because this would no longer
14 be 5.28 if they're going outside the existing
15 volume. So I think it would just be a
16 Variance.

17 HUGH RUSSELL: They could get the
18 entire relief from the Planning Board?

19 ROGER BOOTHE: I think so. I don't
20 know if we should check that out or not.

21 HUGH RUSSELL: I mean, from a

1 procedural point of view that would be
2 preferable because then -- and that would
3 also then would mean that our recommendation
4 would probably get more attraction at the
5 Zoning Board because we already permitted
6 this.

7 ROGER BOOTHE: Right.

8 HUGH RUSSELL: And if we were to say
9 that we thought that this was either no worse
10 of an improvement or something.

11 ROGER BOOTHE: Right. I think we
12 should check with Ranjit.

13 ATTORNEY ISAAC MACHADO: Yes, we had
14 some meetings with the Commissioner. And
15 that's the way we would approach it,
16 Mr. Chairman, is we would seek your
17 recommendation for the Zoning Board hearing
18 and hopefully we would get that. But that,
19 again, we would be outside of the Zoning
20 Ordinance in that case.

21 ROGER BOOTHE: Yes.

1 HUGH RUSSELL: Well, I remember this
2 case that there were no objections to this
3 case before and there were a lot of people
4 who said many flattering things about the
5 proponent and the history of service to the
6 city and the neighborhood. I don't imagine
7 that's changed.

8 ATTORNEY ISAAC MACHADO: I'm trying
9 to preserve some time tonight. We didn't
10 want to roll out Ms. Walcott's resume again.

11 We have also met with the abutters. We
12 had a hearing that we had notified the
13 abutters on the 11th of this month, and
14 everybody came to what is now the storage
15 facility, and Mr. Gomes did go through the
16 presentation with them. It didn't seem to be
17 much -- there was some objection which would
18 be when the construction starts as far as
19 rodent control and things like that, which is
20 understandable. But we felt good coming out
21 of there that obviously we're including all

1 the abutters in all the neighborhood.

2 THOMAS ANNINGER: So, I think we're
3 talking about a favorable recommendation to
4 the Zoning Board.

5 PAMELA WINTERS: Yes.

6 THOMAS ANNINGER: And perhaps no
7 need to return unless there's something we
8 don't know, in which case we'll have to
9 decide whether it's major or minor. But
10 maybe we can defer that.

11 PAMELA WINTERS: We can defer that.

12 HUGH RUSSELL: I think Roger and the
13 attorney are correct that the Zoning Board
14 could give them all the relief they need and
15 so that -- once you go there you might as
16 well -- it's better public policy to see a
17 single board looking at projects rather than
18 multiple boards if you can avoid that.

19 ATTORNEY ISAAC MACHADO: Not that we
20 don't like coming here, but we did, we were
21 under the assumption that we would go in

1 front of the Board and hopefully with your
2 blessing.

3 PAMELA WINTERS: Well, I for one
4 really like the improvements, and I think it
5 will benefit the neighborhood. So that's my
6 opinion. I vote yes.

7 HUGH RUSSELL: So, I guess somebody
8 could make a motion to make a favorable
9 recommendation for Zoning relief necessary to
10 accomplish these plans. Because I gather you
11 haven't made the application yet.

12 ATTORNEY ISAAC MACHADO: It's in
13 draft form.

14 THOMAS ANNINGER: So moved.

15 HUGH RUSSELL: Second?

16 WILLIAM TIBBS: Second.

17 HUGH RUSSELL: All those in favor.

18 (Show of hands).

19 HUGH RUSSELL: And everybody voted
20 in favor.

21 (Russell, Anninger, Tibbs, Winters,

1 Winter, Cohen, Studen.)

2 LIZA PADEN: So, moving right along
3 on the BZA cases, there is actually a case
4 that I'm looking at, these are the ones to be
5 heard on July 14th. And the second one on
6 the list is 260 Lexington Avenue which is the
7 gas station which is now being renovated.
8 One of the questions I have, which I just got
9 the plans about an hour ago is whether or not
10 the proposed canopy is within the Parkway
11 Overlay District. And if it is, then that
12 comes to the Planning Board for a Special
13 Permit. So, yes.

14 STEVEN WINTER: Is this gas station
15 the facility that where we had previously
16 discussed a larger sheet metal building in
17 the back of it which had some problems?

18 LIZA PADEN: No.

19 STEVEN WINTER: No? Okay.

20 LIZA PADEN: No, this is at the
21 corner of Fresh Pond Parkway and Lexington

1 Avenue. So that one I don't have the plans
2 just --

3 THOMAS ANNINGER: Oh, I know where
4 that is. Across from Fresh Pond entrance.

5 LIZA PADEN: Yes, it is. And they
6 dropped off the plans, but with no
7 explanation about where the parkway line is.
8 So, I was proposing to send to the Board of
9 Zoning Appeal comments that there wasn't
10 enough information for the Planning Board to
11 review. And that it's possible that this
12 could be a Planning Board Special Permit.

13 STEVEN WINTER: Based on the
14 determination of whether or not the
15 facility's within the parkway district?

16 LIZA PADEN: Right. The parkway
17 runs 200 feet on either side of the center
18 line of the parkway. And I don't see how
19 that gas station, especially with a canopy is
20 not underneath.

21 THOMAS ANNINGER: It's right on the

1 edge.

2 L I Z A P A D E N: Exactly.

3 So that was the only comment that I had
4 on these cases.

5 P A M E L A W I N T E R S: What was the other
6 case, Li za?

7 L I Z A P A D E N: That was the only one I
8 had.

9 P A M E L A W I N T E R S: Oh, okay.

10 H U G H R U S S E L L: We ordi nari l y don' t
11 comment on the vani ty si gns whi ch i s wha t I
12 assume i s case No. 10122, ri ght?

13 L I Z A P A D E N: Yes.

14 So, Forester i s goi ng to be l ocati ng i n
15 the Di scovery Park bui l di ng, and they have
16 requested a si gn, whi ch i s 60 square feet, to
17 be -- thei r l ogo. I t says Forester and wi th
18 thei r corporate col ors, but i t' s at the top
19 of the bui l di ng among other thi ngs. So i t' s
20 over 20 feet and i t' s over the second fl oor
21 si gn. So i t i s a vani ty si gn.

1 HUGH RUSSELL: What does it face?

2 LIZA PADEN: It faces the Route 2.

3 THOMAS ANNINGER: Do they have to
4 prove a hardship?

5 LIZA PADEN: Yes, they do.

6 THOMAS ANNINGER: This is the
7 insanity we tried to avoid.

8 LIZA PADEN: They actually might
9 make the hardship case in this particular
10 location, because as far as being able to see
11 the building, they're behind the bowling
12 alley and the parking garage. And so from
13 Route 2, you cannot see a sign that was
14 located at 20 feet.

15 HUGH RUSSELL: Well, but going Acorn
16 Park Drive.

17 LIZA PADEN: That's true, from Acorn
18 Park Drive, you can see it, that sign.

19 WILLIAM TIBBS: Do we have another
20 seat?

21 LIZA PADEN: I'll be right with you.

1 I'll straighten it out.

2 AHMED NUR: Am I needed tonight?

3 LIZA PADEN: Are you needed tonight?

4 There is seven people, and we do have a
5 hearing tonight, yes.

6 THOMAS ANNINGER: How come we -- we
7 seem to have a quorum. Where is the Harvey
8 Street?

9 STEVEN WINTER: There seems to be --

10 LIZA PADEN: What do you want to do,
11 the BZA cases or why I made a mistake?

12 HUGH RUSSELL: Let's continue with
13 the BZA cases.

14 THOMAS ANNINGER: I just was
15 wondering what's going on.

16 LIZA PADEN: So am I, Tom, so am I.
17 So, are there any comments for the Forester
18 site?

19 CHARLES STUDEN: No.

20 HUGH RUSSELL: My question is do we
21 care about the --

1 WILLIAM TIBBS: About what?

2 HUGH RUSSELL: About the --

3 WILLIAM TIBBS: No, I don't care.

4 HUGH RUSSELL: -- Route 2 gateway
5 entry into the city being a business sign.

6 So there are no comments.

7 LIZA PADEN: Do you have a question,
8 Steve?

9 STEVEN WINTER: No, no, I don't.
10 Thank you.

11 LIZA PADEN: As far as the problem
12 with the agenda this evening, when I took a
13 poll of the Planning Board members, my
14 understanding was that for this evening's
15 meeting that Mr. Cohen and Mr. Tibbs were not
16 going to be able to come tonight. And when I
17 looked at the agenda for who was going to be
18 on the case, I looked at Harvey Street, and
19 since Mr. Studen wasn't here for the public
20 hearing, that left five people on the Board
21 to hold a continued hearing. I told that to

1 the applicant, that's what I thought.
2 Obviously I'm wrong. And so, he requested an
3 extension to July 26th so that he could be
4 heard by the seven members of the Board.

5 And according to my attendance, I have
6 nobody going to be absent on the 26th of
7 July.

8 THOMAS ANNINGER: I may be absent.

9 LIZA PADEN: And you might be
10 absent. So that's why the schedule is now
11 the way it is.

12 (Ahmed Nur is now in attendance.)

13 AHMED NUR: I won't be here on the
14 6th of July, is that what you said?

15 LIZA PADEN: 26th of July. We don't
16 have to do this now. I will send out a
17 notice tomorrow and tell you what the
18 proposed schedule. And if I can schedule
19 hearings I will. If I can't, I don't know
20 what we will do. But speaking of which if
21 we're done with the BZA cases, there's been

1 some items of discussions regarding the
2 Hampshire Street case and Mr. Rafferty has
3 asked for an extension so that we can work
4 out the language regarding the findings of
5 the parking ratio, and the condition of the
6 parking ratio. So we're still working that
7 out. And the deadline that was originally
8 granted was for the 30th, and I need more
9 time for that. So he has requested an
10 extension until July 15th if the Board would
11 accept that.

12 PAMELA WINTERS: Yes.

13 HUGH RUSSELL: Okay.

14 All those in favor of granting the
15 extension?

16 (Show of hands.)

17 (Russell, Anninger, Tibbs, Winters,
18 Studen, Cohen.)

19 THOMAS ANNINGER: They could not
20 come back on -- coming back to Harvey Street.
21 Don't we meet on July 12th or 13th or

1 something like that?

2 HUGH RUSSELL: The other thing is
3 they've got a lot of homework to do, and
4 maybe not realize it.

5 THOMAS ANNINGER: I don't think they
6 know that yet.

7 LIZA PADEN: Do you want to do the
8 schedule?

9 BRIAN MURPHY: Sure. Jump in when I
10 get it wrong.

11 July 12th is the next scheduled
12 hearing, and that's going to include the MIT
13 Zoning proposal for Kendall, which should be
14 some extensive discussion.

15 July 13th that goes before the
16 Ordinance Committee.

17 July 18th the Ordinance Committee has a
18 bike share stations hearing as well as more
19 on 5.28.2 which expires August 3rd. So I
20 expect action to be taken by the Council
21 August 1st.

1 July 26th we're schedule as of now
2 tentatively to do both bike share station
3 zoning here as well as Harvey Street.

4 And is there anything else for the
5 26th, Li za.

6 LIZA PADEN: Possibly Brattle
7 Circle, but I'm going to have to postpone
8 them.

9 BRIAN MURPHY: So that's what the
10 month of July looks like as of now.

11 HUGH RUSSELL: So we've not secured
12 the schedule of putting Harvey Street on the
13 12th given the large agenda. I did a lot of
14 homework on this case. And it seemed to me
15 they have not been responding to the items
16 that we brought up to the hearing or the real
17 issues, and that somebody needs to tell them
18 that they're not gonna succeed using that
19 strategy, and so I don't think we can go into
20 any more detail now because it's now noticed.
21 But it is noticed, but it's unnoticed, right?

1 LIZA PADEN: It's unnoticed.

2 HUGH RUSSELL: Right. There are
3 people of interest are not here to hear us
4 discuss so we can't.

5 BRIAN MURPHY: We can follow up on a
6 staff level with the Petitioner to express
7 the -- remind the Petitioner of the Board's
8 strong desire to have questions raised to be
9 answered in a thorough and complete fashion.

10 HUGH RUSSELL: Thank you.

11 Okay, we will now go to the public
12 hearing. Planning Board case No. 260, 5
13 Western Avenue.

14 LIZA PADEN: And the sign-up sheet
15 is here on the windowsill.

16 HUGH RUSSELL: I should disclose to
17 the Board and to the Petitioner that 35 years
18 ago I was the architect for the previous
19 temporary renovations to the building. That
20 was the last 35 years or so ago until they
21 got a new police station. And one thing I

1 wanted to say is that I still have the copy
2 of the original construction plans if for
3 some reason the city wasn't able to furnish
4 them to you. I've been saving them for this
5 moment when somebody else was going to take
6 on the real job.

7 STEVEN WINTER: Mr. Chair, which
8 number case are we on now?

9 HUGH RUSSELL: 5 Western Avenue,
10 case 260.

11 PAMELA WINTERS: 260.

12 STEVEN WINTER: Thank you.

13 JOHN WOODS: My name is John Woods.
14 I work for the Cambridge Housing Authority.
15 Before I start I just want to introduce a
16 couple other people who are with the team.
17 Kyle Sullivan, also from Cambridge Housing
18 Authority. Terry Dumas from the Cambridge
19 Housing Authority. Nancy Goodwin from
20 Feingold, Alexander and Associates. And then
21 Michael Black from the City of Cambridge is

1 also in the audience.

2 This PowerPoint presentation, I'm going
3 to condense it. It's the product we've used
4 in the last couple of days to let folks know
5 about what we're trying to get done over at 5
6 Western Ave. And my thought is that I would
7 focus in on those topics most relevant to the
8 Special Permit conditions. In particular,
9 focus will be on those aspects of the project
10 that show conformance with the citywide urban
11 design objection in Sections 19.30.

12 So, again, this PowerPoint
13 presentation's available on our website. I
14 can also provide you with some handouts of
15 this, but I'll blast through a couple of
16 those slides so that we can focus in on some
17 of the design issues. I'm going to ask Nancy
18 Goodwin from Feingold and Alexander to step
19 up when the time's appropriate to talk a
20 little bit about the design activities.

21 So, first thing I wanted to talk about

1 was the actual plans for what we're trying to
2 actually accomplish here. The goal here is
3 to currently -- there's a currently vacant
4 property. I'm sure you're all aware of it, 5
5 Western Avenue, the old police station. So
6 what we want to do is take that building and
7 preserve it in acknowledgement of the
8 historical stature of the building, renovate
9 it into an energy-efficient office and
10 classroom space for use not only by the
11 Cambridge Housing Authority, but by a number
12 of city agencies.

13 I don't want to get into too much
14 detail other than that fact that obviously
15 this building has historic significance. It
16 was built in 1933. Originally built as a
17 municipal building for city offices,
18 including the VFW, the American Legion, and
19 of course the police station. If you've been
20 in the building, the auditorium itself
21 clearly was part of the American Legion and

1 VFW heyday. So one of the things that we've
2 been looking at, the CHA --

3 HUGH RUSSELL: There was also a
4 court. On the second floor was a courtroom
5 facility.

6 JOHN WOODS: A court facility?

7 HUGH RUSSELL: City court, yes. And
8 so, it was -- the police station was a very
9 small portion because there were multiple
10 police stations in the city. In 1933 this
11 was a Central Square Police Station.

12 JOHN WOODS: Right.

13 HUGH RUSSELL: And the municipal
14 court. So that's why they have the jail.

15 JOHN WOODS: You're right.

16 What we were actually -- we heard that
17 there was at one point a pole in the building
18 itself because apparently that was the way
19 the police services were offered, on sort of
20 an as-needed basis. But so it was a rich
21 history. And Charlie Sullivan has been

1 contacted and Feingold and Alexander has
2 worked closely with them to make sure that we
3 preserve the integrity of the building. But
4 the CHA's been looking for some more
5 permanent office space for a while. We're
6 currently occupying 675 Mass. Ave. as well as
7 the property at 166 Prospect Street. So the
8 idea of reusing this building for our offices
9 took shape originally in 2009. Eventually
10 after some delays, the city manager was good
11 enough to put before the City Council a
12 package that proposed that not only were the
13 CHA offices moved, but also a couple of the
14 city agencies. And in 2010 they had --
15 approval was granted by the City Council as
16 well as approval for the funding of this
17 particular project.

18 So, as I mentioned, our -- the plan is
19 for our consolidated offices to move from 675
20 Mass. Ave. and 166 Prospect Street as well as
21 the two offices of the city that are operated

1 through the Human Services office at 19
2 Brookline Street now. The City's currently
3 paying rent to a private landlord over there.
4 In addition to that, there are currently
5 records -- a records room for the elections
6 commission. That will actually remain in the
7 building in a new and improved format.

8 So, one of the key things that we
9 wanted to discuss and of course we'll have
10 conversations with the general public, was
11 the movement of some of the employees within
12 Central Square to another section of Central
13 Square. So, this is just a quick chart that
14 shows you about 126 full-time employees that
15 are currently occupying office space in
16 Central Square will be basically relocated to
17 this vacant space which will obviously free
18 up some additional office space in Central
19 Square.

20 So, in addition to the number of
21 employees that will be moved, I also wanted

1 to quickly show you that between our offices
2 and these two city agencies we're talking
3 about close to 34,000 square feet of office
4 space in Central Square that will be vacated.

5 This, again, was a chart that we put
6 together to show the folks who were
7 interested in our project. One of the
8 rationales for making this move, particularly
9 on the city agencies, was to get a little bit
10 more elbow room. As you can see both the
11 multiservice center and the computer learning
12 center are jammed up where they are now.
13 This new design that you'll be hearing about
14 provides a lot more opportunity to actually
15 move around a little bit.

16 We're about a wash between the two
17 properties that we currently lease out, but
18 one of the other pieces that I wanted to
19 point out to you was that the elections
20 commission's actually going to increase their
21 space from the little less than 300 square

1 feet to over 900 square feet in the basement.

2 So, I think everyone's familiar with
3 the building. But this is our opportunity to
4 hear from our architect now to talk a little
5 bit about some of these internal floor plans.

6 NANCY GOODWIN: Good evening. Thank
7 you, John.

8 I'm delighted to be here and to show
9 you what we've been able to show you what
10 we've planned for the building.

11 HUGH RUSSELL: Could you give your
12 name again?

13 NANCY GOODWIN: Nancy Goodwin. I'm
14 with Feingold, Alexander and Associates and a
15 resident of Cambridge.

16 So, the building -- actually, we
17 conducted exterior surveys today. We were up
18 in a crane to look at the existing conditions
19 of all of the masonry walls, the roof, the
20 gutters, the trim details. This is the Green
21 Street elevation of the building. You can

1 see all the air conditioners are gone from
2 it. The building will be cleaned. The
3 copper roof will be replaced. The entrance
4 on Green Street will remain where it is. It
5 will be the entrance for both CHA and the
6 MSC.

7 AHMED NUR: Main Street?

8 NANCY GOODWIN: Green Street.

9 This is the other side of the building,
10 Western Ave. Again, the entrance will remain
11 where it is. We've --

12 FROM THE AUDIENCE: That's Green
13 Street.

14 JOHN WOODS: We flipped that around
15 for you. Sorry, Nancy.

16 FROM THE AUDIENCE: That's also
17 Green Street.

18 NANCY GOODWIN: What's going on?

19 JOHN WOODS: We're just messing with
20 you there.

21 NANCY GOODWIN: Really. Getting my

1 nerves up. So that's...

2 TERRY DUMAS: They're both Green
3 Street.

4 NANCY GOODWIN: Oh, leave it to you
5 to do the PowerPoint, really.

6 JOHN WOODS: I know.

7 NANCY GOODWIN: I think everyone
8 knows what the building looks like. We've
9 been discussing with Charlie Sullivan the
10 actual removing of the vertical bars outside
11 the building. They were actually put in
12 during the depression when the building was
13 built to keep the rioting hordes of Cambridge
14 out of the building. I was explained this
15 from Charlie.

16 We will keep the freezes (sic) and
17 we'll keep the lower part of the grades that
18 have the arrowheads, the really decorative
19 part, but take out the other pieces.

20 So here we have the basement. This is
21 where the election commission will be. A

1 very freshened records room with special
2 ventilation, mechanical and fire protection,
3 and a work space which is something they
4 don't have now. They have to kind of move
5 out into the space around them which isn't
6 really their space.

7 Also, in this basement we'll have 13
8 marked parking spaces, one accessible. We
9 have bike storage.

10 We're going for LEED gold on this
11 building, and we're very confident we'll get
12 LEED gold if not silver -- I mean platinum.

13 So, this is the area for lockers and
14 showers so that the staff will be able to
15 ride their bikes and actually be able to take
16 a shower.

17 The first floor is shared by the
18 multiservice center on this side of the
19 building. And the entrance for the community
20 learning center on this side is an accessible
21 entrance off Green Street with an elevator

1 low in the floor on the lobby. People will
2 come in and go directly into the elevator if
3 they need it. We're trying to keep the
4 multiservice center very, very accessible so
5 that people can get in quickly into a waiting
6 area here. A controlled reception desk here.
7 This would be a conference room, which would
8 be shared by the multiservice center and the
9 community learning center. Reception area
10 for community learning center where you have
11 a lift at this time because now every
12 entrance to a building has to be accessible.

13 Second -- this, okay. Here's the
14 Mezzanine. Now the Mezzanine is the area
15 over the existing cells. It's an
16 intermediate area. It's actually over the
17 existing ramp. So it's up a few steps.
18 We're inter-floor -- right now you come in
19 and you go up a ramp into this space. We
20 will now have a stair to that space which is
21 shown here, and another lift so that this

1 floor will be totally accessible.

2 We have a computer classroom, a break
3 room for the staff, and a library.

4 Going to the second floor, this is
5 where all the classrooms, with the exception
6 of one on the first floor, will be. They all
7 will be increased in size from the inadequate
8 spaces that they have now. And we've worked
9 very closely with them to develop the kind of
10 classrooms that they need, and shared office
11 space along the perimeter. I'll point out
12 that at 19 Brookline Street none of these
13 offices have windows nor proper ventilation
14 nor control of heat or anything. The windows
15 in this building are wonderful. They're
16 getting us the LEED points for natural light
17 and ventilation.

18 We have the area in the center where
19 students and staff can gather which is
20 something they don't have now.

21 This is kind of unique. There are

1 many, many stairs in this building, I think,
2 because of the arrangement of the different
3 original uses. So this stair and this stair
4 only go from the first to second floor. So
5 they will be internal circulating stairs for
6 the community learning center.

7 I'll try to speed this up a bit. When
8 we get to the third floor, this is where the
9 Cambridge Housing Authority offices start.
10 They have the top three floors. Third,
11 fourth and attic space. This is the leasing
12 department, which has the most public
13 interaction, is right off the new lobby here.
14 So people will come in the elevator or come
15 up the stairs and arrive at the lobby.
16 They'll go into the leasing space or into the
17 other operational spaces of the Housing
18 Authority.

19 The next floor has the beginning of the
20 planning and development offices here,
21 executive suite, legal suite. And here is a

1 boardroom which is a wonderful space now. It
2 overlooks the corner. It's the prow of the
3 building, and it has a fabulous view of
4 Central Square. So it's kind of the prime
5 space. So that will be the boardroom with an
6 existing terrace which will be refurbished
7 for use. We're showing it divided in two,
8 which it will be most of the time. But when
9 it isn't used as a large meeting space, this
10 panel will slide back and open up into the
11 space.

12 We're introducing a new stair. I
13 should have pointed this at the floor below.
14 Because we want a lot of communication among
15 the people in the building, we're putting in
16 a new stair so they can use that for internal
17 circulation without having to go back out
18 into this stair. So it really opens the
19 space up to both floors here.

20 And the attic floor, this area here is
21 the auditorium. So it's a double height

1 space. We're introducing a Mezzanine here
2 with more offices, conference room, file
3 room. This part of the building will become
4 the mechanical space. This is the old
5 shooting range. So there will be mechanical
6 space, and whatever is left over after that
7 will be storage for the CHA.

8 We're introducing a new skylight here
9 to bring light down into that new stair so
10 that the natural light can come in.

11 Just a few ideas of what it's going to
12 look like. This is the gathering space for
13 the Learning center. You see there's a lot
14 of glazing. We're trying to get natural
15 light through into every part of the
16 building. So we'll both have natural light
17 and view corridors out.

18 This is the corridor in the Cambridge
19 Housing Authority looking down towards the
20 new stair that we're introducing here. And
21 you can see here again a lot of glazing, a

1 lot of openness. The ceilings are very high.
2 They're ten foot six. And the windows are
3 very, very tall. So it's gonna be a very
4 open, naturally-lit environment.

5 This is the new Mezzanine that we're
6 introducing in the double height space of the
7 auditorium. The trusses will be exposed. So
8 you'll still experience the volume of that
9 double height space with this other new area
10 floating within. Here you can see the
11 lovely -- the porthole windows that exist,
12 and very interesting characteristic of the
13 building.

14 That concludes the architectural
15 presentation.

16 JOHN WOODS: Thanks, Nancy.

17 As you can tell, we're pretty excited
18 about the idea of making this move and we
19 think it's good for the city, too, to reuse
20 this building. But one of the things that we
21 wanted to do was talk to you a little bit

1 about, from a Zoning perspective. Obviously
2 we're seeking a Special Permit. It's
3 currently -- the new proposed use of this
4 building will utilize a little over 61,000
5 square feet, which I guess triggers the
6 Special Permit requirement. We do want to
7 point out to you that the BA District, the
8 proposed uses allowed within this Zoning
9 District are -- all those uses are consistent
10 with what we're planning on doing. The one
11 thing that we are doing that is going to
12 require us to make a visit over to the BZA is
13 increasing the FAR. And as Nancy mentioned,
14 that floor, that additional floor space that
15 we're adding on the fifth floor of the
16 auditorium of the Mezzanine is actually
17 kicking up the FAR from the current 4.22 to
18 the 4.36. So our next step is to get on the
19 BZA schedule.

20 From traffic and parking perspective,
21 one of the conditions there is that the

1 property was built before 1940. Obviously
2 1933. And is located within the Central
3 Square Overlay District. So no parking
4 relief is required. I don't know if that was
5 actually phrased correctly, but apparently a
6 waiver is allowed under those circumstances.
7 We did, however, do a traffic impact study.
8 We thought it was important to research that
9 and provide some justification for some of
10 our -- the traffic and parking issues. And
11 the traffic and parking study that was done
12 was actually very informed from our
13 perspective. Currently the three agencies
14 that -- the two city agencies plus the CHA
15 lease -- as part of the current lease
16 arrangements, 24 parking spaces. There are
17 13 parking spaces underground now that
18 obviously will be utilized by the tenants of
19 the property, and clearly we're going to be
20 out there looking for additional parking,
21 either at the Green Street garage or some of

1 the other privately owned parking places in
2 Central Square. But one of the other things
3 that we're trying to do is obviously
4 encourage as much use of public
5 transportation as possible.

6 The CHA currently has a program where
7 70 percent of the T passes are reimbursed to
8 employees. And that's actually worked out
9 pretty well. In addition, we've obviously
10 work with the ZipCar program.

11 But one of the things that came back
12 from the traffic impact study was the number
13 of peak hour trips is far below the traffic
14 and parking and transportation threshold of
15 240 daily peak hour trip generations. The
16 other point that was pointed out actually
17 from the folks at TP&T was that the
18 comparison to the Police Department use was
19 significantly -- is significantly less.
20 Generally generated 235 morning and 300
21 evening peak hour trips. So that compares to

1 the 30 peak hour trip that we would generate
2 from this new use of the building.

3 So, from a scheduling perspective, our
4 hope is that we're going to be successful
5 today in our request for a Special Permit,
6 get on the ZBA hearing. One of the other
7 things that -- the key things is to bring the
8 final member of the team on, and we're going
9 through the selection process now for a
10 construction manager at risk, and we hope to
11 have them on by August 1st. We're required
12 under public procurement procedures to go
13 through a very extensive Zoning -- I mean, a
14 bidding -- public bidding process. And we're
15 going to be doing that between now and
16 October with the idea of getting construction
17 started at the end of this year, beginning of
18 2012. We expect it to last 12 months. So
19 we're hoping that we get the city agencies in
20 there early 2013.

21 So, again, I think -- I just wanted to

1 reiterate the intent of the Special Permit
2 and specifically some of those design
3 standards. Obviously one of the key things
4 is that we're reusing and restoring an
5 historic city-owned property. We're
6 reinforcing the role of Central Square as a
7 hub of city activities. This conversion of
8 the city building is going to be done in gold
9 LEED standards. And obviously from our
10 perspective, as well as the city's
11 perspective, we're providing some stable
12 office locations for some important city
13 agencies as well as the Cambridge Housing
14 Authority.

15 So, that's our presentation. And I'm
16 more than happy to answer any questions that
17 we can with the team that I have here with
18 us.

19 HUGH RUSSELL: Okay. I'd like to
20 just focus on the specific action you're
21 asking from this Board. And first one I'd

1 I like to look at is the parking waiver. And
2 it does not appear that we need to act on
3 that. That as I read 20.3.4.6, it says uses
4 in the Central Square district which meet the
5 following requirements shall be exempted in
6 the parking loading requirements.

7 One, the use is contained within the
8 structure constructed before June 1940. And
9 that to, therefore your, by Ordinance
10 exempted. We do not have to act on that.

11 LIZA PADEN: Right.

12 HUGH RUSSELL: So the only action we
13 have to take is the urban design review; is
14 that correct?

15 LIZA PADEN: Correct.

16 HUGH RUSSELL: And you've not spoken
17 to any of those criteria.

18 THOMAS ANNINGER: Article 19?

19 HUGH RUSSELL: That's Article 19.

20 But we can go through that.

21 JOHN WOODS: Yeah. And I think one

1 of the documents that we submitted just
2 recently on the advice of the staff was sort
3 of pulling together -- did they get that
4 document from --

5 LIZA PADEN: No, I didn't forward
6 it, no.

7 JOHN WOODS: Okay. Yeah, and we
8 sort of went through that, too, and we can
9 submit that to you where we thought we were
10 -- we were hitting most of those criteria.

11 STEVEN WINTER: Excuse me. You
12 reviewed that with the staff, John?

13 JOHN WOODS: Yes, we had talked to
14 Liza about this.

15 LIZA PADEN: Yes.

16 JOHN WOODS: Speaking about 19.30.

17 HUGH RUSSELL: Right.

18 JOHN WOODS: Urban design
19 objectives.

20 HUGH RUSSELL: Okay.

21 So, we also have a public hearing to be

1 held and then maybe after that we can go
2 start looking at those criteria if it seems
3 appropriate.

4 JOHN WOODS: Okay.

5 JAMES WILLIAMSON: Could I ask a
6 couple of brief information questions?

7 HUGH RUSSELL: No, you may not. But
8 you're going to speak. You're actually the
9 first person signed up.

10 JAMES WILLIAMSON: So the questions
11 would have to be rolled into the comment?

12 HUGH RUSSELL: That's correct. But
13 we're not ready for that yet.

14 JAMES WILLIAMSON: Oh, I thought you
15 were saying --

16 HUGH RUSSELL: I don't believe. Are
17 we getting ready?

18 STEVEN WINTER: I'm ready for
19 public.

20 HUGH RUSSELL: Sorry, James, we are
21 ready. James Williamson.

1 JAMES WILLIAMSON: So, my name is
2 James Williamson. I live at 1000 Jackson
3 Place in Cambridge, 02140.

4 STEVEN WINTER: Is your mic on?

5 JAMES WILLIAMSON: Try again or did
6 you get that?

7 James Williamson, 1000 Jackson Place
8 Cambridge, 02140. I happen to be a resident
9 of public housing, and I also am an elected
10 member of the board of an organization called
11 the Alliance of Cambridge Tenants, which is
12 the officially -- is officially recognized by
13 the Cambridge Housing Authority to represent
14 residents and tenants in public housing and
15 with Section 8 vouchers.

16 And my information questions quickly
17 were going to be: Are the multi service
18 center and the Learning center subtenants of
19 the Housing Authority?

20 What are the relative rents that each
21 are going to pay? It was mentioned that the

1 Housing Authority would pay rent to the city.
2 I had thought they were getting a long-term
3 lease for a dollar. Apparently they're going
4 to pay rent.

5 What's the plan for the flagpole? I
6 like the idea of getting -- of moving the
7 iron railing, but I'm wondering about the
8 flagpole.

9 And I'm also wondering about a
10 discrepancy between the version of the plan
11 for the third floor that I have and what was
12 just presented to you which shows a somewhat
13 different reception area on the third floor
14 for the Housing Authority.

15 When this was first floated at a public
16 meeting, one of the annual report meetings
17 that are required by Federal Law by the
18 Housing Authority, Mr. Russ, when he first
19 publicly floated this idea, mentioned it and
20 I asked: Would there be an opportunity for
21 residents of public housing to have a chance

1 to have their views expressed about the plan?

2 And he said -- he replied with a rather

3 surprisingly blunt no.

4 The first time we had a chance, any

5 residents or tenants had a chance to look at

6 these plans, was at the sort of general

7 public meeting last Thursday night. I think

8 it would have been nice to have a chance to

9 just as it was walked through all the other

10 Boards and Commissions for the tenants to

11 have had a chance if they were interested.

12 I'm not -- I don't think anybody cares what

13 the size of the offices are or who gets which

14 office. I think what would be of concern

15 would be the public areas that are the ones

16 that the tenants and the residents would

17 typically use, or new applicants would

18 typically would be their first encounter with

19 the Housing Authority. So the entrance area

20 on the first floor and the public reception

21 area on the third floor I think might be of

1 interest to some of us, and we might actually
2 have some suggestions that might help might
3 improve it.

4 So my first suggestion is that you
5 encourage, if you want to make it a
6 contingent on at least one opportunity for us
7 to sit down as the plans get developed a
8 little further, to have a chance to do that
9 and make some suggestions if there are any
10 that we might wish to make, and there may not
11 be.

12 And the second area of interest would
13 be what was mentioned at the public meeting
14 Thursday night, and was not mentioned
15 tonight, was the idea that the conference
16 rooms that were mentioned on the fourth floor
17 which have this terrace and potentially this
18 nice view of Central Square would be open to
19 public use potentially for those meeting
20 rooms. And I asked -- I came to the hearing
21 last night -- well, it was a meeting of the

1 Central Square Advisory Board and I raised
2 this issue and it may be incorporated in the
3 comments they passed along to you, where I
4 thought this sounds like a great idea, it's a
5 very welcome proposal that was in a very
6 tentative form put forward by staff of the
7 Housing Authority. And I was saying well,
8 let's see if we can actually get this a
9 little bit more specific. I have heard from
10 people who are prominent community people
11 here in Mid Cambridge who some of you know
12 well, that the spaces at the library, for
13 example, the new library have not been as
14 easily available to people in the community
15 as they had hoped. So, my -- I mean, one of
16 the concerns is if it's just a general sort
17 of well, we're gonna have this will be
18 available for the public without maybe a
19 little more specificity, is it really gonna,
20 you know, can we be confident that how this
21 is gonna happen if indeed it will happen.

1 And there are gonna be -- would be some
2 problems. Access. Who is going to pay for
3 it? Does somebody have to be paid to be
4 there? Similar to the senior center.

5 Groups like the Central Square Business
6 Association, that's a new group visioning
7 Central Square. The Central Square Advisory
8 Board, a lot of different Central Square
9 based entities could very, I think quite
10 happily have an opportunity to meet in this
11 space. It would take a little bit of work
12 for it to be, you know -- I mean, a
13 reasonable plan. You know, I'm not saying
14 like, you know, give the key to give it out,
15 you know, in carte blanche in plaza. But so
16 some kind of more detail for that plan. I
17 mean, that's interesting it was mentioned at
18 the meeting Thursday night, it didn't get
19 mentioned here tonight. So, have they
20 decided to drop that? I don't know.

21 So, those are the two -- the more

1 detailed for the public use in a responsible
2 way and in a reasonable way of the conference
3 rooms. A little bit more detail before, you
4 know, as maybe making it, you know, granting
5 the Special Permit contingent on some kind of
6 a reasonable plan. And the other making it
7 also contingent on at least one opportunity
8 for residents through their officially
9 recognized organization. If there are people
10 who would like to meet to maybe have at least
11 one opportunity to sit down and discuss with
12 Ms. Goodwin what those public hearings are
13 going to look like.

14 And I'll just close with after the
15 Thursday meeting I stumbled upon an issue, a
16 publication, The Economic Journal of the
17 Royal Economic Society for June 2011. It's
18 interesting what you find walking around MIT.
19 And there's an article, A Model of Public
20 Consultation. And the first sentence says:
21 In many social environments policy decisions

1 are made following consultation with
2 interested parties. For example, a local
3 authority may try to find the optimal public
4 services policy for the community by
5 discussing with the residents.

6 So this is what I hope might still be
7 possible here. And I would just mention in
8 closing that at least \$250,000 have been
9 allocated to this building in the Community
10 Preservation Act, out of CPA funds. It's
11 public taxpayer money. It's public
12 authority, you know, we're not trying to make
13 it worse. We'd like to have a chance to make
14 it better.

15 Thank you.

16 HUGH RUSSELL: Okay, thank you. The
17 other name on the list is Michael Black. Do
18 you wish to speak?

19 FROM THE AUDIENCE: No, no, I just
20 signed in.

21 HUGH RUSSELL: Does anyone else wish

1 to speak?

2 (No Response.)

3 HUGH RUSSELL: Okay. Then shall we
4 close the hearing to public testimony?

5 (All members agree to close the
6 meeting to public testimony).

7 HUGH RUSSELL: So Mr. Williamson
8 brought up several questions, and we might as
9 well put those to you. I don't think we look
10 at the question of who rents what in this
11 facility. That's something between the
12 manager and the city departments and the
13 other agencies. But are you planning to --

14 JAMES WILLIAMSON: This is the
15 reference to the third floor.

16 HUGH RUSSELL: The Alliance of the
17 Cambridge Tenants, and what are you going to
18 do about the flagpole and meeting rooms with
19 the public within the overall building?

20 JOHN WOODS: Sure. The conference
21 room, one of the things that we talked to the

1 city agencies about was making the conference
2 room the CHA is creating available to some of
3 the city agencies that are in the building.
4 It's gonna be a larger room and it's going to
5 provide an opportunity to get all the staff
6 together in one spot. That was the offer
7 that we had made. But I also want to clarify
8 that of course the Cambridge Housing
9 Authority has an ongoing dialogue with the
10 folks at ACT and we will certainly work out
11 whatever is necessary or needed or requested
12 with ACT to make sure that the room would be
13 available to them.

14 HUGH RUSSELL: Okay. I was also
15 wondering if the community learning center
16 conference room on the first floor might also
17 be -- I don't know how the -- I'm not
18 familiar with the functioning of that agency.
19 If they have ideal conference space, it's
20 very close to the entrances. It needs to be
21 secured from, you know, securable space.

1 Because one of the problems of using public
2 facilities at night is maintaining security
3 and not having huge burden for security or,
4 you know, janitorial staff.

5 JOHN WOODS: Exactly. And one of
6 the control issues for that is the use of the
7 elevator. We have an elevator consultant
8 working with Feingold and Alexander who was
9 looking at ways to be able to isolate
10 portions of the building like that. I will
11 say this, the Cambridge Learning Center is
12 actually planning on using their facilities
13 almost continuously. They actually run quite
14 a few programs, some of the programs run up
15 until 9:30 in the evenings, so we didn't feel
16 comfortable sort of making that commitment
17 from the Learning center's perspective, but
18 I'm sure there are things we can work out
19 with them.

20 HUGH RUSSELL: Flagpole?

21 JOHN WOODS: Flagpole. Nancy, we're

1 going to keep that flagpole?

2 NANCY GOODWIN: Yes, we are. There
3 are actually going -- there once were two
4 flagpoles and we're thinking if we can afford
5 it to putting the other one back as well.

6 CHARLES STUDEN: Excuse me, actually
7 the drawing shows it, I happen to notice it,
8 says remove existing flagpole.

9 NANCY GOODWIN: We're putting a new
10 one. The existing one is in very poor
11 condition.

12 CHARLES STUDEN: Oh, I see.

13 HUGH RUSSELL: We have demolition
14 and new construction drawings.

15 NANCY GOODWIN: Right.

16 JOHN WOODS: And I think one of the
17 variations that you're seeing there as you
18 can imagine, it's been evolving over the
19 course of from 2009. As we get more
20 information, we've actually done some
21 exploratory demolition work recently that has

1 given us a more refined understanding of what
2 the building will look like and what we're
3 facing in terms of the renovations. So,
4 that's, that's discrepancy between what James
5 mentioned.

6 STEVEN WINTER: Mr. Chair, if I
7 could.

8 HUGH RUSSELL: Yes.

9 STEVEN WINTER: I want to say
10 emphatically that the Cambridge Housing
11 Authority certainly has an international
12 reputation of excellence in management, and I
13 don't doubt that they themselves are
14 perfectly capable of setting use rules that
15 are inclusive and also look after the safety
16 and well being of those who used the
17 buildings. So I'm not concerned about that
18 at all. I think that's well in hand with the
19 proven track record of good management.

20 May I go on with a few comments if I
21 could?

1 I also wanted to note that -- I wanted
2 to ask again, all mechanicals are covered and
3 essentially in the interior spaces?

4 NANCY GOODWIN: There will be a
5 cooling tower on the roof.

6 STEVEN WINTER: Okay.

7 NANCY GOODWIN: Yes, there will be
8 one mechanical space on the roof. Everything
9 else is inside.

10 STEVEN WINTER: Hidden, okay.

11 And I think that this is in-fill
12 development at its best. It's a transit-rich
13 area, it's adapted reuse. It's a wonderful
14 building. That area, as somebody was saying
15 tonight, needs to be reactivated. It's been
16 deactivated a little too long now. And the
17 -- I think it's, I think it's also very smart
18 putting different city agencies together to
19 get, to capture whatever synergy will happen.
20 That's another intended outcome. We don't
21 know what will happen. But I think the

1 architect is clear to create access and
2 spaces and common spaces, and I think that's
3 really gonna be a pleasure for the Cambridge
4 Housing Authority to get to know and to
5 utilize that space. And I feel like we're
6 going the right direction all the way here.

7 Thank you.

8 HUGH RUSSELL: Okay.

9 JOHN WOODS: Thanks for your
10 comments.

11 HUGH RUSSELL: Other comments?
12 Pam?

13 PAMELA WINTERS: This is just my own
14 curiosity. The offices that were vacated by
15 these different organizations, was the city
16 paying rent for that office space?

17 JOHN WOODS: Yes.

18 PAMELA WINTERS: So, in other words,
19 we're going to be saving some money?

20 JOHN WOODS: Yes.

21 PAMELA WINTERS: And so that's a

1 good thing and that, you know, will kind of
2 offset the \$250,000 I'm sure.

3 JOHN WOODS: Well, and I just want
4 to say in full disclosure, don't forget the
5 city actually floated a bond to help make
6 this possible. But on the other hand, too, I
7 wanted to point out the CHA will be paying
8 rent. What we've done is sort of take the
9 rent that we're paying a private landlord and
10 we're going to pay the city.

11 PAMELA WINTERS: The city. Which is
12 great.

13 JOHN WOODS: We might as well.

14 PAMELA WINTERS: So it's a win/win
15 situation.

16 JOHN WOODS: Absolutely.

17 PAMELA WINTERS: Great, thank you.

18 HUGH RUSSELL: Bill.

19 WILLIAM TIBBS: We did get a letter
20 or memo from the Central Square Advisory
21 Committee. James, they did mention your

1 comments in that letter regarding the use of
2 the conference room.

3 JAMES WILLIAMSON: Is there a way to
4 get a copy of that?

5 WILLIAM TIBBS: Sure. Liza I'm
6 sure.

7 JAMES WILLIAMSON: Thank you.

8 WILLIAM TIBBS: And they, they also
9 mention that I guess they request that the
10 antenna be used. What's the status of that?

11 JOHN WOODS: Yes. That was an
12 interesting, and again sort of the positive
13 result of having these meetings. A gentleman
14 on the Central Square Advisory Board was
15 actually quite knowledgeable about the
16 history of hand radios. And the antenna that
17 I didn't realize was utilized at one point
18 for a lot of the hand radio operators in the
19 area. So what we've committed to him is to
20 talk to the folks at the city about reusing
21 the antenna and if it's appropriate. Mike

1 Black who's been -- who has worked with the
2 city on the new facility on Sixth Street said
3 that there is an antenna at the new police
4 facility, but we will certainly explore
5 whether or not it seems appropriate to keep
6 that antenna.

7 THOMAS ANNINGER: Can I follow up on
8 that?

9 HUGH RUSSELL: Please.

10 THOMAS ANNINGER: And just by asking
11 is that an antenna that we can see?

12 NANCY GOODWIN: Yes, you can. It's
13 -- you can see -- well, closed it down. But
14 you can see it from Western Ave. if you go
15 back far enough.

16 JOHN WOODS: You do. I mean,
17 obviously when we went up on the roof, there
18 was an antenna. It's kind of rickety to tell
19 you the truth. If we did keep it, we'd have
20 to restore it and improve it. But then the
21 other issue associated with that is that it

1 would then require some level of maintenance
2 and some interior space dedicated to
3 maintaining the antenna.

4 THOMAS ANNINGER: Just to follow up
5 on the question. We as a Board and as a City
6 have been focusing some of our attention on
7 the aesthetics of antennas because they can
8 be a negative aspect to buildings and can
9 distort particularly a handsome historic
10 building. I have no idea what this looks
11 like, but --

12 STEVEN WINTER: Show him what it is
13 you're talking about.

14 JOHN WOODS: Actually there it is.
15 There's the antenna, right.

16 STEVEN WINTER: Okay.

17 JOHN WOODS: So, again, I mean this
18 is obviously an aerial shot. And I think as
19 Nancy mentioned, if you went far enough down
20 on either Prospect or Western Ave. you might
21 be able to see it. But, you know, it's a

1 tough thing to actually point out other than
2 from the sky.

3 THOMAS ANNINGER: Well, in your
4 thinking about whether or not to do this and
5 how to do it, think about the aesthetics as
6 well. It doesn't look like a big wide
7 antenna that people will be able to see from
8 the street --

9 JOHN WOODS: Right.

10 THOMAS ANNINGER: -- easily. And it
11 also looks fairly thin. It almost looks like
12 a flagpole itself.

13 JOHN WOODS: Right.

14 THOMAS ANNINGER: Just one more
15 flagpole. So maybe that's not a big deal.
16 But I ask you to throw that into the hopper
17 as well.

18 JOHN WOODS: Oh, absolutely.

19 NANCY GOODWIN: I think the expense
20 of -- it's not really sound, and it's kind of
21 corroded at the bottom. So it's the expense

1 of actual ly fixing it.

2 WILLIAM TIBBS: I just as the person
3 who asked the question, I wasn't advocating
4 it. I was just wondering how you reacted to
5 it. And you answered that question.

6 JOHN WOODS: Yes. We do need to do
7 some more research on it. But your point is
8 also valid.

9 But one of the things that Nancy also
10 pointed out, the idea of restoring some of
11 the exterior of the property, including the
12 -- what were the grates, I think is going to
13 vastly improve the appearance of the property
14 itself. And so, I think keeping with that,
15 anything that would detract from it is
16 something that we would want to be careful
17 of.

18 WILLIAM TIBBS: Sure.

19 And I just want to say I agree with
20 Steve. I think it's moving in a positive
21 direction, and I don't have any real

1 concerns.

2 HUGH RUSSELL: I guess I would
3 comment as someone who studied parts of the
4 building 35 years ago, I would not have
5 imagined that you could come up with
6 something that's as pleasant and commodious.
7 And so I think it's a very, very good use.
8 It uses -- it takes advantage of all the
9 glass on the building, and the
10 characterization of the interior is really
11 right on. So I think it's gonna be
12 simultaneously a building of 1933 and 2013
13 which is kind of an interesting thing.

14 WILLIAM TIBBS: Yes, I agree. And
15 I've always found -- well of course it was
16 the police station, that I always found it a
17 very unwelcoming building. And obviously you
18 are changing that. And just the way you went
19 in the front end and the side and scoot up
20 the stairs and stuff, it was just an odd
21 building, and I think from what I could see

1 of the plans, you're really did a good job
2 of, as you said, making it more commodious.

3 STEVEN WINTER: I would jump in and
4 concur on that. And the building was really
5 a terrible building, but it was also terrible
6 for the police officers that used it for
7 those years. So I mean, I really am
8 astonished that it looks as good -- it's made
9 as pleasant a place out of it as we have.

10 JOHN WOODS: I think one of the
11 things that I'm constantly reminded by Nancy
12 is that visualize nothing here. Everything
13 there, the nooks and crannies and the
14 maze-like structure that's in the interior is
15 all going to be gone. From a structural
16 perspective, one of the things is that we can
17 have an open floor plan. And I think that's
18 what's so exciting about the plans that Nancy
19 and her team have put together. But it's a
20 kind of a bleak place right now.

21 AHMED NUR: Hugh?

1 HUGH RUSSELL: Yes, go ahead.

2 AHMED NUR: Can you hear me?

3 JAMES WILLIAMSON: No. Thanks.

4 AHMED NUR: This building reminds me
5 a lot more of like the Liberty Hotel, not to
6 compare it. After all it was a jail.

7 JOHN WOODS: Right, right.

8 AHMED NUR: But see what happens now
9 with the Liberty.

10 JOHN WOODS: That's true.

11 AHMED NUR: I actually didn't find
12 anything that described it. Are you making
13 any changes with the facade, the exterior
14 walls in terms of mortar changes, windows?
15 You said these windows will allow you to
16 bring in more light. But are you replacing
17 the windows?

18 NANCY GOODWIN: The windows were
19 actually recently replaced. I think it was
20 '95.

21 AHMED NUR: So you're keeping those?

1 NANCY GOODWIN: Yes, we are.

2 AHMED NUR: And nothing on the -- in
3 the joints, the brick facade?

4 NANCY GOODWIN: Today we were doing
5 a whole survey of the entire building. We
6 had 125-foot crane bucket out there with our
7 historic consultants who were looking at all
8 of the mortar joints, and we're going to be
9 doing some sample cleaning. The Western Ave.
10 and Green Street facades are actually in very
11 good condition. The south side has been
12 re-pointed in the past, and we may be doing
13 some serious re-pointing there. But other
14 than that, it will be -- you won't see new
15 mortar joints. This is something we do.
16 We're preservation architects as well as
17 adapted use, we're very concerned about
18 doing --

19 AHMED NUR: Right. Well, I mention
20 that because I'm going to say the west facade
21 you have abutters possibly? Is that true?

1 NANCY GOODWIN: The church next to
2 us?

3 AHMED NUR: Yes, the church.

4 JOHN WOODS: On Green, yep, there's
5 a church.

6 AHMED NUR: That's my concern with
7 dust and things.

8 And structural removal, you said it
9 will take you about 12 months to, you know,
10 gut it out and redo the whole thing?

11 JOHN WOODS: No, actually we're
12 hoping that the demolition phase itself will
13 only be a couple months. A couple three
14 months. And then the actual construction,
15 the renovation of the building will be about
16 12 months.

17 AHMED NUR: Okay.

18 JAMES WOODS: So our hope is that
19 we're going to get some -- we're gonna phase
20 it. There's going to be two phases of the
21 development process. One is the demolition

1 process, then take another look at it and
2 then move forward with the plans with the
3 idea that way we avoid any surprises.

4 AHMED NUR: Got it.

5 A couple other questions quickly.

6 JOHN WOODS: Sure.

7 AHMED NUR: For gold LEED, any
8 recycling of water at all, rainwater? Are
9 you changing anything with the water at all?
10 Saving water?

11 NANCY GOODWIN: We're using
12 water-saving fixtures of course.

13 AHMED NUR: Okay.

14 NANCY GOODWIN: And all of that.

15 We looked into the possibility of using
16 water, and it doesn't really work in this
17 building.

18 AHMED NUR: No?

19 NANCY GOODWIN: Grey water.

20 AHMED NUR: And lastly, you want
21 tonight here to get a Variance on the FAR.

1 Where is that space coming? What did you do?

2 JOHN WOODS: That's the Mezzanine on
3 the fifth floor. What we've done is taken
4 the auditorium -- if you haven't been in the
5 building, it's a beautiful auditorium, and
6 expanding the space there to connect to the
7 attic on the first floor. So that's what
8 kicks up the extra FAR.

9 AHMED NUR: Okay. Is it about 0.12?

10 JAMES WOODS: So it wasn't much. It
11 was 1800 additional square feet.

12 AHMED NUR: All right.

13 HUGH RUSSELL: Yes, I don't believe
14 the additional Variance renovated by the
15 Zoning Board, but I, to the extent that it
16 allows the use and the value of the space it,
17 the -- it's actually kind of a similar
18 principle to our 5.28 Ordinance that we're
19 very familiar with now. And, you know, there
20 is -- if you wanted a meeting room, I suppose
21 you could restore the meeting room, but I'm

1 not quite sure why you would need such a
2 large meeting room now efficient.

3 Since we're all feeling this is a good
4 project, we might wish to move to make a
5 motion to grant the Special Permit.

6 JAMES WILLIAMSON: Can I ask for a
7 clarification? A clarification question?

8 HUGH RUSSELL: Sure.

9 JAMES WILLIAMSON: I didn't quite
10 understand one of the things that I mentioned
11 and how that might be handled having to do
12 with encouraging the Housing Authority to
13 make some kind of commitment to meet with
14 residents.

15 HUGH RUSSELL: They made that
16 commitment. I heard it.

17 JAMES WILLIAMSON: Okay. That's
18 what I was wondering.

19 JOHN WOODS: Sure, yes.

20 STEVEN WINTER: Mr. Chair, before we
21 move on I'd like to ask Roger if you have any

1 comments or concerns either on the best
2 practice that we see or issues or anything
3 you'd like to bring up that would help us to
4 understand the context of the building.

5 ROGER BOOTHE: I think it's a
6 terrific project. I have no issues.

7 STEVEN WINTER: Okay.

8 HUGH RUSSELL: So we need to make
9 some findings with regard to the 19.30 design
10 objectives. Liza went out and reproduced the
11 memo while the hearing was going on. And
12 it's very long.

13 PAMELA WINTERS: It's very long.

14 HUGH RUSSELL: And I think --

15 WILLIAM TIBBS: The responses are
16 actually relatively concise. The responses
17 are in bold or their suggested language is in
18 bold.

19 HUGH RUSSELL: Okay.

20 JOHN WOODS: This format was used to
21 sort of isolate where we were specifically

1 addressing the Section 19.30.

2 HUGH RUSSELL: You looked at it more
3 carefully than I have.

4 WILLIAM TIBBS: Not more carefully,
5 I at least understand its structure.

6 HUGH RUSSELL: Well, that's a help.

7 So the first finding is the new project
8 responses to the existing stated development.
9 This is new only in the sense that it's a
10 reuse. It's new people living inside of an
11 existing building, and it's a building that
12 we -- it fits in Central Square. We want it
13 preserved. And so it is the better of the
14 development, pattern of development.

15 And secondly pedestrian and bicycle
16 friendly. And I'm going to bold text. It
17 seems to cover it. That's precisely. And
18 that is mitigating adverse environmental
19 impacts.

20 THOMAS ANNINGER: It seems
21 responsive.

1 PAMELA WINTERS: Yes.

2 HUGH RUSSELL: It makes sense to me.

3 Project should not overburden the
4 infrastructure. And I think actually this is
5 a broader question to narrow criterion.

6 Which is there enough water and sewer for the
7 building. And as I think we can, I mean,
8 it's -- I think they're going well beyond.

9 The answer goes well beyond or the response
10 goes well beyond what the minimal criteria
11 are here.

12 Reinforce and enhance the complex curb
13 and complex to Cambridge.

14 Yes, the answer makes sense to me.

15 WILLIAM TIBBS: There's no housing.

16 HUGH RUSSELL: There is no housing
17 on-site. How many houses of units are
18 currently in inventory?

19 JOHN WOODS: What's the current
20 number, Terry in terms of -- about 5,000,
21 right?

1 TERRY DUMAS: 2700 owned and another
2 3,000 leased.

3 HUGH RUSSELL: So, that's a total of
4 12 percent of housing in the city.

5 JOHN WOODS: Yes.

6 STEVEN WINTER: This building houses
7 the engine.

8 HUGH RUSSELL: Well or, you know, it
9 may not be the engine is the tenants, but at
10 least --

11 JOHN WOODS: The conductor.

12 HUGH RUSSELL: The conductor, yes.
13 Right, frankly I think we should state
14 that. You know, it doesn't get housing
15 units. It's providing, you know, good
16 management for a very important function of
17 the city is housing.

18 Permits housing amenities. Yes, well
19 that's true. Sidewalk improvements is what
20 you can do.

21 JOHN WOODS: That's the only work

1 with what you got.

2 HUGH RUSSELL: And I think the
3 Overlay District, we don't have to find --
4 make findings on your the Overlay District do
5 we? This is a Les question. Are we granting
6 a review every week in the Overlay District?

7 LIZA PADEN: They're not asking for
8 any of the Special Permits in the Central
9 Square Overlay District. So, since the
10 parking was waived through the Ordinance, you
11 don't need the second part of this.

12 HUGH RUSSELL: Okay.

13 Has Ranjit looked at the Zoning issues?

14 LIZA PADEN: We had, we, the staff,
15 the Community Development staff, Ranjit, and
16 the Law Department sat down at least once.
17 And then Ranjit sat down with us when the
18 application came in and we reviewed it to
19 make sure that all of the uses were in
20 compliance, and just to list out all of the
21 relief that was going to be required.

1 HUGH RUSSELL: Great. Which was
2 from us nothing except the --

3 LIZA PADEN: Well, the project
4 review Special Permit because it's over
5 50,000 square feet, and the Board of Zoning
6 Appeal will be doing the Variance.

7 And they've also requested a waiver of
8 the Special Permit application fee.

9 HUGH RUSSELL: Now, is that
10 something that we can --

11 THOMAS ANNINGER: We've done it.

12 PAMELA WINTERS: We've done it
13 before.

14 LIZA PADEN: Yes.

15 HUGH RUSSELL: Okay.

16 JAMES WILLIAMSON: How much is it?

17 HUGH RUSSELL: Thousands of dollars.
18 A few thousand of dollars?

19 THOMAS ANNINGER: It's just from one
20 hand to the other, that's the point.

21 HUGH RUSSELL: It seems to me we're

1 in a position to have a motion made. Would
2 someone like to make a motion?

3 PAMELA WINTERS: I have one more
4 question.

5 JOHN WOODS: Sure.

6 PAMELA WINTERS: It says that you
7 plan to plant some trees around the building;
8 is that correct?

9 JOHN WOODS: Trees?

10 NANCY GOODWIN: Well, actually we
11 don't own the sidewalk. The city has plans
12 for Western Avenue Development in the future,
13 and that's based on their plans.

14 PAMELA WINTERS: Okay, thank you.

15 THOMAS ANNINGER: Giving the
16 findings that are outlined in this lengthy
17 memorandum from the Cambridge Housing
18 Authority on the various criteria under
19 Article 19 and the discussion that we just
20 had which annotated some of those findings
21 and added a few various points, all

1 satisfying these conditions, I move that we
2 grant the requested Special Permit.

3 HUGH RUSSELL: Okay.

4 And do you also wish to include a
5 waiver of the Special Permit fee in that
6 motion?

7 THOMAS ANNINGER: I'd like to
8 include that we waive the -- that's a
9 friendly amendment, and I would say yes to
10 that.

11 I would also like to add that this is
12 -- I'd like to make a favorable
13 recommendation to the Zoning Board with some
14 explanation on why the Mezzanine is
15 important.

16 JOHN WOODS: Okay, thank you.

17 HUGH RUSSELL: Okay, there's a
18 motion. Is there a second?

19 CHARLES STUDEN: Second.

20 HUGH RUSSELL: I saw Charles's hand
21 first, but I was looking in that direction.

1 Is there any di scussi on on the moti on?

2 All those i n favor?

3 (Show of hands.)

4 HUGH RUSSELL: All members voti ng i n
5 favor. A vote as they say i n the bi g house.

6 (Russel l , Anni nger, Ti bbs, Wi nters,
7 Wi nter, Cohen, Studen, Nur.)

8 JOHN WOODS: Thank you for your
9 hel p.

10 CHARLES STUDEN: I t' s a very ni ce
11 proj ect. Thank you very much.

12 HUGH RUSSELL: I bel i eve that
13 concl udes our agenda for thi s eveni ng. Our
14 meeti ng i s adj ourned.

15 (Whereupon, at 8: 30 p. m. , the
16 Pl anni ng Board meeti ng adj ourned.)

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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 8th day of July 2011.

Catherine L. Zelinski
Notary Public
Certified Shorthand Reporter
License No. 147703

My Commission Expires:
April 23, 2015

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