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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, August 16, 2011

7:00 p.m.

in

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

- Hugh Russell, Chair
- William Tibbs, Member
- Pamela Winters, Member
- Steven Winter, Member
- Charles Studen, Associate Member

Community Development Staff:

- Brian Murphy, Assistant City Manager
- Susan Glazer
- Liza Paden
- Roger Boothe
- Stuart Dash
- Jeff Roberts

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P R O C E E D I N G S

(Sitting Members: Hugh Russell, Pamela Winters, Charles Studen.)

(Discussion held off the record for Board of Zoning Appeal Cases.)

PAMELA WINTERS: So it's just two feet?

LIZA PADEN: Right. So right now the building is 30 feet, seven inches and they want the option to go up to 35 if they need it.

The meeting was posted.

CHARLES STUDEN: Do we know that our colleagues are coming, two more are coming?

HUGH RUSSELL: They're reliable. Bill is usually here about 7:20 and Steve is late.

LIZA PADEN: Right, Steve, I'm a little surprised.

PAMELA WINTERS: Well, the International. So they're increasing the

1 limit from 525 students to 650 students?

2 LIZA PADEN: Yes.

3 PAMELA WINTERS: Are they increasing
4 the space as well or just the number of
5 students?

6 LIZA PADEN: I believe that what
7 happens is that they are looking to do some
8 reconfiguration of the existing spaces so
9 that it works better for the students. There
10 is a -- they have spaces but they haven't
11 been using currently in the building. And
12 so, this would now be laid out for --

13 PAMELA WINTERS: Classroom spaces?

14 LIZA PADEN: -- classroom spaces.

15 PAMELA WINTERS: Oh, okay. But the
16 envelope of the building is not --

17 LIZA PADEN: As far as I can tell,
18 no, they're not changing any of those things.

19 PAMELA WINTERS: Okay.

20 (Whereupon, a discussion was
21 held off the record.)

1 HUGH RUSSELL: We're going to get
2 started now. And so the first -- we've
3 talked about the Board of Zoning Appeal cases
4 and we have no action to take or
5 recommendations for the Board of Zoning
6 Appeal, so that's not an action. And then
7 the next item will be Brian's update. And I
8 think Pam has a question following that.

9 BRIAN MURPHY: Okay. Just to give a
10 quick update in terms of coming attractions.
11 September 6th, on the agenda we've got
12 Chestnut Hill petition hearing notice. EF
13 hearing notice and 119-135 Harvey Street
14 hearing notice. We are also trying to nail
15 down the dates to have hearings on a series
16 of Zoning petitions that were filed in
17 August. It looks now like the Council will
18 hear most of those at Ordinance Committee on
19 September 7th and 14th.

20 And on October 4th I think it is likely
21 to be MIT night at the Planning Board where

1 we hear from both the academic side of the
2 house in terms of their plan for MIT 2030 as
3 well as for the follow up on the hearing of
4 the Zoning Petition they've had so far.

5 HUGH RUSSELL: Pam, did you have a
6 question?

7 PAMELA WINTERS: Oh, I did. Liza,
8 in our discussion yesterday.

9 LIZA PADEN: Yes.

10 PAMELA WINTERS: Did you say that
11 there was an Ordinance Committee meeting last
12 week and that the Council is going to be
13 discussing something on Monday, like last
14 night that might -- it might have some
15 suggestions to -- or is that going to be for
16 later?

17 LIZA PADEN: Some of those Zoning
18 Petitions that Brian's speaking of --

19 PAMELA WINTERS: Right.

20 LIZA PADEN: -- those public
21 hearings at the Ordinance Committee are going

1 to be in September.

2 BRIAN MURPHY: On the 7th and the
3 14th.

4 LIZA PADEN: On the 7th and the
5 14th. So those are the Wednesdays.

6 PAMELA WINTERS: Oh, okay.

7 LIZA PADEN: It's actually the day
8 after your public hearing.

9 PAMELA WINTERS: Oh, oh, okay. I
10 didn't know if it was last night or not.

11 LIZA PADEN: No, but I can't
12 remember off the top of my head, but some of
13 them are going to be on the 7th, and so that
14 will be the week before the 6th that we're
15 having on the 13th.

16 PAMELA WINTERS: Gotcha. Okay
17 thanks.

18 CHARLES STUDEN: Excuse me, Brian,
19 on the 6th do we have the six Zoning
20 Petitions on the agenda that evening?

21 BRIAN MURPHY: Not for that evening,

1 no. We have the Chestnut Hill one. EF
2 hearing notice, and 119-135 Harvey Street.
3 As of now, that's what's scheduled for the
4 next one.

5 CHARLES STUDEN: Okay, thank you.

6 HUGH RUSSELL: And the six hearings
7 are the following week.

8 SUSAN GLAZER: One of the seven that
9 were filed with the Council is the Chestnut
10 Hill Zoning.

11 CHARLES STUDEN: Oh, okay.

12 SUSAN GLAZER: You have heard that
13 before, and we felt that that did need a long
14 explanation, but it could deal with that
15 fairly readily.

16 HUGH RUSSELL: So did that one
17 expire, the Council action?

18 SUSAN GLAZER: Yes, that expired.
19 So this is actually a second re-filing.

20 HUGH RUSSELL: Okay. So I think
21 then we will go to the North Mass. Avenue

1 study discussion is the next item.

2 We expect to have at least one more
3 member. And so anything that requires a
4 vote, we'll want to wait until we have that
5 additional member.

6 TAHA JENNINGS: Good evening. My
7 name is Taha Jennings. I'm a neighborhood
8 planner with the City of Cambridge Community
9 Development Department, and I'm joined by
10 other staff from the department. And we
11 actually came to you this past April to talk
12 about a planning study that we've been
13 conducting on the stretch of Mass. Avenue
14 that we've referred to as North Mass. Ave.
15 which extends from Porter Square up to the
16 Arlington line. And at that meeting in
17 April, we introduced some Zoning and
18 non-Zoning recommendations that came out of
19 the process. You had requested some
20 additional information from us in terms of a
21 vision for the corridor and how it emerged.

1 How the Zoning recommendations in particular
2 fit into that vision as well as what kinds of
3 -- what the extent of changes we might expect
4 from some of the Zoning proposals that we put
5 forward. Hopefully you have the materials
6 that I had sent out ahead of time which
7 outlined some of the things that I'm going to
8 go over tonight.

9 I should mention again that there is no
10 major street reconstruction or infrastructure
11 work anticipated on this stretch of Mass.
12 Ave. So we're not looking at major street
13 changes or reconstruction. No changes to the
14 curb lines or medians or that level of
15 changes. But we did want to look at through
16 this process our other planning related steps
17 that could help improve the character of the
18 avenue, such as potential Zoning changes,
19 strategies to support retail, other types of
20 streetscape improvements like plantings and
21 Landscapings and street amenities. And

1 actually, North Mass. Ave. has a lot of
2 positive features already. You've got a mix
3 of uses. You have MBTA access. You've got
4 open space facilities such as Linear Park.
5 You've got a number of properties with really
6 nice historic features. You've got a good
7 nearby population. And it's, it is -- can be
8 considered part of a larger kind of
9 commercial area, including Porter Square,
10 Davis Square, and to some extent Fresh Pond.

11 And so when we say we're looking at
12 potential zoning changes and streetscape
13 improvements and supporting retail, we think
14 that those represent really good
15 opportunities to leverage what the avenue
16 already has going for it and at the same time
17 make some key improvements.

18 I also mentioned last time, but I think
19 it's worth reiterating, that one of the
20 biggest fairly recent impacts to this area
21 and to North Mass. Ave. in particular, was

1 the introduction of transit service at Porter
2 Square, Davis Square and at Alewife. And
3 this created a -- really a whole new set of
4 development issues and pressure on the area,
5 and especially on Mass. Ave. here. With the
6 addition of this transit service, essentially
7 all of North Mass. Ave. was within walking
8 distance of a transit station. And so we
9 expect development in this area to continue,
10 but I think we're also starting to see, and
11 even through the process that we had, some
12 shifting populations and even attitudes and
13 expectations about things like density,
14 transit access and walkability.

15 And in the years since MBTA service was
16 introduced to the area, we can start to see
17 how some of the developments have affected
18 the look and feel and the character of the
19 avenue here. And while we agree that
20 overall, the changes have been generally
21 positive, you can start to get a sense of

1 what we might consider missed opportunities.

2 Now, I should point out from the City's
3 perspective, we think that a residential
4 presence on the avenue is a positive thing,
5 but there are some examples of housing
6 developments where the design outcomes might
7 not be quite what people were looking for or
8 anticipated and don't really add that level
9 of street activity or interest that I think
10 people appreciate and really want to see more
11 of.

12 And it's in this context that a vision
13 began to emerge throughout our process for
14 North Mass. Ave., one for a safe, walkable
15 mixed use street with active ground floors,
16 that's really appropriately scaled and just
17 visually appealing. And that vision is what
18 led to our set of recommendations both Zoning
19 and non-Zoning recommendations.

20 The non-Zoning recommendations we
21 summarized last time, I won't read through

1 the list, but they really reflect strategies
2 that we feel capitalize on some of those
3 positive features that I had mentioned
4 before. And I think that's a realistic way
5 to have a really positive affect if you take
6 these things together in the overall
7 character of the avenue.

8 One of the main Zoning strategies that
9 we're introducing is to require
10 non-residential uses on the ground floor of
11 the new buildings. And there are a number of
12 reasons why we think this is an appropriate
13 strategy in terms of meeting that vision that
14 I had mentioned. There is a general
15 consensus that ground floor non-residential
16 uses add a certain level of street interest
17 and activity beyond what some of the more
18 recent residential developments have
19 provided, especially if it's neighborhood
20 scaled and focussed. And one of the things
21 that we heard consistently throughout our

1 process was a concern about losing some of
2 this retail at the ground floor as
3 development continued. And as we looked at
4 our current Zoning, it was apparent that
5 there's actually a disincentive to including
6 retail in a development in terms of the GFA
7 that's allowed.

8 So, our proposed Zoning, actually
9 removes that disincentive to creating
10 non-residential uses and requires that the
11 ground floor be non-residential. And it's
12 important to point out that we're referring
13 to non-residential uses here as opposed to
14 strictly retail. We think that extra
15 flexibility is really important, and it made
16 us much more comfortable with the concept of
17 requirement in the Zoning.

18 So during our process, this chart
19 that's up here -- actually was not only
20 helpful for us presenting to the public but
21 even amongst staff discussing amongst

1 ourselves, just to give us a sense and to
2 help us visualize what different FARs meant
3 and to compare different FARs and the -- how
4 the Zoning we're proposing might affect that.

5 If you look on the top row, it
6 basically shows just under current zoning,
7 these are the green buildings which are not
8 actual buildings, thank God, they're just
9 diagrams to give a sense of the scale. Under
10 current zoning, if you have a totally -- all
11 housing development, you can go up to 1.75
12 FAR currently. If you're doing all
13 commercial, it goes down to 1.0 FAR that's
14 allowed. But if you're doing housing with,
15 say, retail on the ground floor, you can
16 actually only go up to 1.45 FAR. So it's
17 that disincentive that I'm talking about
18 that's in the Zoning currently.

19 So our approach, which is the second
20 row, it actually removes that disincentive
21 and creates somewhat of a disincentive to

1 create -- a different disincentive to create
2 a totally residential development. So, just
3 to go over quickly, if you were to do all
4 housing under our proposal, it would only be
5 allowed in very certain situations and you
6 could only go to 1.0 FAR with a Special
7 Permit. The commercial FAR remains the same,
8 and the -- if you were to do residential
9 development with a non-residential use on the
10 ground floor, such as retail or even office,
11 you can go to 1.75 FAR.

12 And we don't expect the zoning we're
13 proposing here to lead to immediate or
14 drastic changes, but probably more in an
15 incremental way. So our hope is that those
16 incremental changes that do happen include
17 non-residential uses at the ground floor,
18 North Mass. Ave. here.

19 This map shows the remaining gross
20 floor area of parcels within the study area.
21 And we often use maps like this just to get

1 an idea of where development might occur
2 based on the amount of floor area that a
3 parcel has left to use.

4 On this map the darker oranges are
5 where there's more square footage available
6 on parcels. And so, when we take this kind
7 of information and also consider the age of
8 buildings, what the current uses are, even
9 the overall size of the lot, you can start to
10 get a sense of where you might expect some
11 development to occur at some point in the
12 future based on FAR -- floor area remaining
13 on the site, and the type of building that's
14 currently on the site.

15 And, again, it just gives us an idea of
16 the extent, the amount, and the types of
17 places that you might see redevelopment
18 happen. But if and when these sites are
19 redeveloped, we want to make sure that it's
20 in the right direction and consistent with
21 that vision for North Mass. Ave.

1 The last time we spoke with you, the
2 topic of a market analysis for the area was
3 also brought up. In order to help understand
4 whether the area and this corridor in
5 particular can support retail uses. We
6 recognize that there are nearby retail areas
7 at Porter and Davis and at Fresh Pond which
8 in some ways might even compete with North
9 Mass. Ave., but we do feel that the area as a
10 whole is strong enough to support what exists
11 as well as the types of things we're
12 proposing in the Zoning. During our process
13 the economic development division within our
14 office actually did a very basic market
15 analysis of the area. This is just a real
16 quick summary of the handouts that you have,
17 but there are at least initial indications
18 that in terms of the population, the income,
19 retail sales in the area, and what's being
20 spent by consumers who live in the area, that
21 the avenue could support the non-residential

1 uses that we're talking about requiring here.
2 During our process I should point out that
3 we've also met with business owners
4 specifically to talk about their issues and
5 concerns with running a business on the
6 avenue. And a group of these owners are
7 actually in the process of taking a serious
8 look at creating a business association for
9 North Mass. Ave.

10 The next Zoning proposal that we want
11 to bring forward has to do with helping
12 facilitate outdoor seating for eating
13 establishments. Outdoor seating is another
14 thing that we've heard some general interest
15 in, and we feel can add to that street
16 activity and interest, but under our current
17 Zoning, if a business wants to provide even
18 temporary seasonal outdoor seating, parking
19 must be required for those -- parking must be
20 provided for those extra seats. And in our
21 discussions with some of those same business

1 owners, this Zoning requirement was actually
2 mentioned as our -- a significant hurdle to
3 providing outdoor seating during certain
4 times of the year. So our proposal as far as
5 outdoor seating is to exempt parking
6 requirements for a seasonal outdoor seating
7 between certain dates which could match up to
8 License Commission or DPW standards, and up
9 to a certain amount of seats. So they can't
10 go out and put like a hundred seats out
11 there, but up to a certain set amount or
12 percentage of seats for -- depending on the
13 business.

14 The final Zoning proposal that we're
15 bringing forward has to do with examining the
16 BA-2 District where it extends passed the --
17 what's typically 100 feet from the center
18 line of Mass. Ave. and into more residential
19 areas. And there were three areas that we
20 took a closer look at as part of this
21 approach.

1 The first was the Cottage Park area,
2 which if you recall was recently rezoned as
3 part of the Fox Petition to a Residence B
4 District. So we're not really addressing
5 that anymore. That was addressed through a
6 separate rezoning petition.

7 The next area, the Henderson Carriage
8 site, we mentioned last time that we're not
9 really recommending a change at this
10 location, because the site as a whole is
11 really essentially built out already.

12 And finally, the Trolley Square area
13 which is circled in green, our proposal would
14 involve changing the parcel, changing the
15 Zoning of the parcels that are more than 100
16 feet from Mass. Ave. from BA-2 to a Residence
17 C-2B which allows similar densities but has
18 increased setback and open space
19 requirements.

20 And the bottom two panels on this slide
21 just give you an idea of the areas that we're

1 talking about changing the Zoning in the
2 Trolley Square area.

3 On the bottom left is the current
4 Zoning, and on the right is where we would
5 change from BA-2 to Residence C2-B past that
6 100 foot mark.

7 HUGH RUSSELL: Is that property
8 mostly owned by the T at the moment?

9 TAHA JENNINGS: The largest parcel
10 is probably still owned by the T, but there
11 are some -- a few other parcels I think
12 that's -- north of Linear Park which are
13 privately owned I believe.

14 And so overall, we think that the
15 Zoning recommendations along with the
16 non-zoning recommendations taken together
17 really help Mass. Ave. continue to evolve
18 into an inviting mixed use,
19 pedestrian-friendly street and really be a
20 positive addition to our existing system of
21 mixed use streets in the city.

1 That's all I have to present for now.
2 So we'd be happy to answer any questions you
3 have about the vision piece, or we're also
4 prepared to walk through the Zoning and we
5 look forward to your thoughts and discussion
6 on the more specific Zoning proposals.

7 PAMELA WINTERS: Taha, so I'm
8 looking at the dark orange space by Beech
9 Street, I'm assuming that that's the church
10 that's going to be the former car wash,
11 that's going to be turned into housing? Near
12 Beech Street way down in the lower right-hand
13 corner. It's the dark orange.

14 TAHA JENNINGS: That's probably
15 correct. Yes, that's St. James and the car
16 wash.

17 PAMELA WINTERS: Right.

18 And then going up a little bit more by
19 Day Street, there's another little street
20 there. So there's another dark orange area
21 that extends into the neighborhood a little

1 bi t.

2 TAHA JENNI NGS: That' s Pemberton
3 Farms.

4 PAMELA WI NTERS: Oh, okay.

5 And so, that coul d be housi ng i f --
6 that coul d be converted to housi ng i n other
7 words?

8 TAHA JENNI NGS: I mean, i t' s a
9 property -- we, you know, there' s not a
10 picture of i t. I mean, there' s been some
11 i nvestment i n that site. I t' s used, i t' s
12 acti ve.

13 PAMELA WI NTERS: Ri ght. That' s not
14 goi ng any pl ace any ti me soon.

15 TAHA JENNI NGS: Wel l , I can' t speak
16 for them.

17 PAMELA WI NTERS: Ri ght, no, I know.
18 I hope not because that' s where I get my
19 lunch. I l ove that pl ace.

20 TAHA JENNI NGS: And i t' s for that
21 reason that peopl e want to keep the pl aces

1 I like that.

2 PAMELA WINTERS: Okay, got it.

3 Great, thank you.

4 HUGH RUSSELL: Charles.

5 CHARLES STUDEN: I'd like to start
6 out by saying, Taha, that this presentation
7 is really excellent.

8 TAHA JENNINGS: Thank you.

9 CHARLES STUDEN: We talked about
10 this once before. We had some questions, and
11 what's prepared here is extremely helpful and
12 very coherent. It's very easy to understand
13 in your verbal presentation, and slide show
14 was excellent as well. I, I think I said
15 this the last time you were before us, that
16 while I understand what we're trying to
17 achieve here, I still worry a bit about this
18 idea of non-residential uses on the ground
19 floor. While it doesn't necessarily have to
20 be retail and can include office, that this
21 might create a disincentive for anything to

1 happen on these sites, which I think would be
2 unfortunate. And I'm, you know, I don't
3 know, I guess the notion is that it's not
4 possible to develop -- I guess you can.
5 You're not suggesting that you can't do all
6 residential. It's just that the FAR gets
7 substantially reduced if you do a development
8 where you're going to do just all
9 residential? Is that correct? From 1.75 to
10 a simple 1.0 FAR.

11 TAHA JENNINGS: Right. And in most
12 cases, I would say, and Stuart you can jump
13 in. I would say that non-residential uses
14 are required on the ground floor.

15 CHARLES STUDEN: Yes.

16 TAHA JENNINGS: Where we want to be
17 able to have some flexibility, are things
18 like historic structures mainly. And where
19 there is really less flexibility are
20 locations where there's already retail
21 existing. Those are things we are hoping to

1 discuss with you and continue to work on.

2 CHARLES STUDEN: Yes, I like very
3 much the fact it says exempts historic
4 properties in most cases. I think that's
5 excellent.

6 But going back, again, to this whole
7 issue of retail, because this -- the map
8 you've showed us are so close to other major
9 retail areas, I just worry about like the
10 capacity. I just, I don't know.

11 Now, what other uses besides office
12 would you anticipate might be included in
13 this non-residential? There's retail and
14 office and is there anything else?

15 (Steven Winter in attendance.)

16 TAHA JENNINGS: Zoning proposal,
17 there's, you know, an initial list of uses
18 that would be allowed. I mean, I don't -- I
19 don't want to anticipate what other kinds of
20 things might go in there. We want to keep it
21 as flexible as possible while still trying to

1 stay on this vision for the avenue.

2 CHARLES STUDEN: I guess I missed
3 that. There's a listing of what would be
4 allowed in the Zoning proposal?

5 TAHA JENNINGS: Yes, I'm not sure
6 what page.

7 STUART DASH: Page seven on the
8 Zoning.

9 TAHA JENNINGS: Page seven on the
10 Zoning. And we can walk through some of this
11 text with you as well.

12 CHARLES STUDEN: No, you don't need
13 to walk through. I see it. I apologize. I
14 see it here.

15 HUGH RUSSELL: I think part of the
16 logic here is that many of the soft parcels
17 have retail on them already. And some of the
18 parcels that have been developed entirely
19 into residential had retail on it. So, if
20 you proceed that way, you're going to lose
21 retail. This way, it's kind of to maintain

1 the status quo.

2 TAHA JENNINGS: Right. And which
3 sustain the status quo and enhance what works
4 on the avenue. So I think overall you come
5 up with an improved --

6 HUGH RUSSELL: The status quo of
7 some of the automobile uses could probably be
8 nicer.

9 TAHA JENNINGS: Right, that's true.

10 CHARLES STUDEN: I also like very
11 much this idea of exempting seasonal basis
12 the parking requirement for outdoor seating.

13 PAMELA WINTERS: Right.

14 CHARLES STUDEN: Because I do think
15 the outdoor seating has a lot. I think that
16 the constraining factor will really be the
17 width of the sidewalk.

18 TAHA JENNINGS: Right.

19 CHARLES STUDEN: And the
20 requirements for being able to pass back and
21 forth and still -- and the sidewalk's aren't

1 that wide in some places. So you can see in
2 front of Flowers, it looked very crowded. It
3 was just one single row of tables and chairs,
4 but very nice. I'd like to see more of that.
5 So I think this is very good.

6 TAHA JENNINGS: Right, that's
7 correct. And we would still -- they would
8 still be subject to whatever standards and
9 requirements are set by DPW and the License
10 Commission as far as sidewalk width and
11 passing and things like that.

12 CHARLES STUDEN: Yes.

13 PAMELA WINTERS: Taha, do you know
14 what's going in the Marino's site by any
15 chance?

16 TAHA JENNINGS: I don't know what's
17 going in there.

18 PAMELA WINTERS: Because it's a
19 rather large parcel there.

20 TAHA JENNINGS: Right, yeah. I'm
21 not aware of what is going in there. I mean,

1 I know there have been people interested in
2 the property. I don't know if it's sold or
3 what's going on.

4 PAMELA WINTERS: Okay.

5 TAHA JENNINGS: Or what's going on
6 with it.

7 UNIDENTIFIED MEMBER FROM THE
8 AUDIENCE: A preschool is what I've heard.

9 PAMELA WINTERS: Preschool?

10 STUART DASH: At one point there was
11 a coffee house was looking at it, but then
12 relocated their operation to the old Sears
13 building. But it's now a preschool has been
14 looking at it.

15 PAMELA WINTERS: Oh.

16 HUGH RUSSELL: I'm wondering if we
17 want to churn through line by line through
18 the draft regulations. There's a lot of very
19 detailed and well thought out language that
20 seems to be trying to achieve things. And
21 when I look at it, there's only one worth --

1 three words that bothered me. And, you know,
2 they're judgment calls being made on certain
3 things, but it's really -- the three words
4 are on page two, paragraph 20.104.20.2. And
5 the three words are "contain a rectangle."

6 TAHA JENNINGS: That's very draft
7 language.

8 STUART DASH: We're withdrawing
9 that. Because that actually won't -- we're
10 actually -- the image is correct, but there's
11 -- we're actually going to work -- if you --
12 the overall concept is agreed but we're
13 hoping to work on different language that
14 will actually come -- the outcome going to
15 come -- the idea is to get the outcome of
16 more the typical New England bay than the
17 current language which is restricted by three
18 by six feet.

19 HUGH RUSSELL: Right.

20 STUART DASH: So we've heard from
21 architects who've said that doesn't really

1 quite work if you're trying to do the typical
2 bay. That's more like typical 12 or 13 feet.
3 So, what we think to do is put language in
4 that says the limit on your distance, the
5 wall that's parallel to the exterior wall can
6 be no longer than six feet, and then has to
7 angle in to the length of 12. We're still
8 working on that language. But you're right,
9 that rectangle language doesn't work.

10 HUGH RUSSELL: Well, as an
11 architect, you almost always put rectangular
12 being windows on structures and I'm not sure
13 I would like to be so constrained. It's
14 actually substantially easier to structure
15 rectangular bays. And maybe what you should
16 do is simply figure out a floor area. I
17 mean, this is an exemption. This is just an
18 exemption of FAR to encourage people to put
19 bays on that you don't want them to be too
20 big. And maybe you should just say well,
21 okay, maybe a -- well, let's say, let's take

1 the one we want them to build and it's 12
2 feet by six or that. And the angles,
3 calculate the area and say that's the area.
4 And so you might end up with a rectangular
5 one that, you know, is eight feet
6 rectangular, but that probably is okay in
7 terms of the scale.

8 STUART DASH: Yes.

9 HUGH RUSSELL: Just maintaining a
10 rectangle I can just imagine well how Ranjit
11 would deal with that.

12 I mean, is there a specific language or
13 concepts here that you would like the Board
14 to weigh in on?

15 STUART DASH: I think there's two
16 maybe to call out. I think we're still -- if
17 you can turn to the back, actually the last
18 few pages where we've -- we're getting into
19 the actual, the specific district
20 requirements regarding what Taha just laid
21 out. 20.110.31 required ground floor

1 non-residential uses. So we specified the
2 depth at 40 feet. Store size at 5,000
3 maximum. And the minimum ground floor
4 height, and I think that's also important,
5 too, for us that we've not had those things
6 all bundled together. I think we feel pretty
7 good about those, and just call those out as
8 people have comments on those.

9 HUGH RUSSELL: I would comment,
10 again, minimum ground floor height. That's a
11 little imprecise.

12 STUART DASH: Actually, we have a
13 definition that's in an odd place, it's up
14 actually earlier because it's where the
15 definition of window -- present a window is,
16 and we've specified them because actually
17 some of this language is original, still
18 vested language in here and it's to the
19 bottom of the framing.

20 HUGH RUSSELL: Right. So that's,
21 that's very high. I mean, I'm doing a

1 project which requires ground floor retail in
2 a community called South Shore Tr-town
3 Development Corporation.

4 STUART DASH: Sounds beautiful.

5 HUGH RUSSELL: Which is the former
6 Naval air station in Weymouth, Abington and
7 Rockland. Because it's in three towns,
8 there's a quasi municipal entity that
9 functions as a city or a town. The rule
10 there is 15 feet to the floor level on the
11 second floor. So you get about 13 feet clear
12 under the structure. And what we're not
13 hearing that people feel that's inadequate to
14 put in the retail. So, 16 feet gets -- it's
15 pretty high, because then if you've got two
16 feet of structure, it's almost two full
17 floors taken up by the retail.

18 In terms of the depth, I'm thinking of
19 the Novartis office building where they
20 created retail. I think it's substantially
21 shallow. And it made -- it helped them

1 because they're able to put, you know, their
2 own uses behind that. And it's then
3 stretched out two businesses to cover, you
4 know, 20 or 30 feet of building. Where if it
5 had been 40 feet deep, it would have been
6 more businesses that you might not have been
7 able to find. So 40 feet's a good depth for
8 retail store, but it may complicate the
9 overall goals and maybe there should be
10 some --

11 STUART DASH: You need a waiver
12 provision for that?

13 HUGH RUSSELL: Something like that.
14 It's hard to imagine what the rest of the
15 floor would be used for in this scheme. How
16 the parking is handled and access to ramps
17 and things. Because these parcels aren't
18 very large. So, you know.

19 STUART DASH: The next thing calling
20 out on 0.32, we under 1.75, the FAR for mixed
21 use, notably we have eliminated the height

1 setback of 35 feet and allowed a 50 foot
2 height for those buildings, the mixed use
3 buildings. And this is in response to
4 conversations that we had with architects who
5 worked on some recent work with the North
6 Mass. Ave. guidelines, sort of a little tight
7 with 45 feet to do what we're talking about.

8 HUGH RUSSELL: Well, particularly if
9 you had that much height in the retail.

10 STUART DASH: And I think we sort of
11 like to make sure we give these things as
12 good a chance of succeeding, and I think we
13 felt that we did. And also the setback at 35
14 was problematic in a number of ways.

15 HUGH RUSSELL: We're doing nine foot
16 ceilings and ten-foot, eight foot floor to
17 floor for residential properties. So if you
18 had -- the top floor only has nine, so you
19 have basically two floors of 11, top floor at
20 nine feet, that's 31 feet. And then you'd
21 add 19 feet if you had a flat roof. A ground

1 floor on that would work with your 16. But
2 I'm not sure you need that much space on the
3 ground floor.

4 STUART DASH: Yes.

5 HUGH RUSSELL: On the other hand,
6 it's a wide street and a 50-foot high
7 building doesn't seem to be out of scale on
8 the street.

9 STUART DASH: And probably the last
10 piece to note is what Taha mentioned is the
11 possibilities for not doing the
12 non-commercial -- for the non-residential on
13 the ground floor. And we tried to limit it
14 as much as possible. So if you look under
15 the last page, page nine, if there's existing
16 commercial on the site, that it's not -- that
17 the non-residential is required. And we have
18 in there some possible language for a waiver
19 which is trying to be as strict as possible,
20 meaning if there's no, no use within the last
21 five years, the Planning Board may choose to

1 -- given those conditions, the Planning Board
2 may choose to waive that. But still trying
3 to make a rigorous. . . .

4 The second one down on desirable use on
5 the site, those were generally sort of what
6 we're still working on some North Mass. Ave.,
7 some of the older automotive uses where it's
8 still preferred to get that off of the avenue
9 rather than, and we might prefer to have a
10 residential on there. But I think we still
11 ask the Planning Board to try to have at
12 least have that question be in the
13 conversation that is there any reason they're
14 not doing non-residential on the ground
15 floor. And, again, it's an historical
16 structure on the site. That's also may waive
17 the requirements.

18 HUGH RUSSELL: Right. I mean,
19 without that you have to convert the
20 St. James church to a disco or something?

21 STUART DASH: Yes, something like

1 that.

2 PAMELA WINTERS: Stuart, is there
3 any difference between the red copy versus
4 the purple or any significance there?

5 STUART DASH: The red is where it
6 gets to be just the Overlay District to this
7 -- specific to the Mass., into this section,
8 Porter Square. The purple applies to
9 actually all of the Overlay Districts to the
10 full Mass. Ave. Overlay District.

11 PAMELA WINTERS: Okay.

12 STUART DASH: The most notable one
13 -- the other ones, the most of the purple is
14 fixing up the language from things that Les
15 had seen had been problematic for years. But
16 Ranjit thought the bay window in fact would
17 apply to all. So, that's all that is.

18 PAMELA WINTERS: There was a --
19 Charles and I were like, oh.

20 STUART DASH: And we thought it was
21 entertaining.

1 STEVEN WINTER: Stuart, I have a
2 question about the undesirable use. Is that
3 an industry-standard term? And do we use
4 that term in other places in our regulations?

5 STUART DASH: No, only here.

6 STEVEN WINTER: Okay.

7 STUART DASH: We may have to specify
8 that a little bit better to some industry
9 standard.

10 HUGH RUSSELL: It's a use that does
11 not conform to the goal statement of the
12 district.

13 STUART DASH: That's right. In
14 fact, actually the Mass. Ave. -- this Zoning
15 was one of the first ones that sort of
16 established that. There were a set of uses
17 that were not considered desirable in the
18 long term. So we'll refer to those uses I
19 think is what we'll do.

20 HUGH RUSSELL: So any further
21 comments by the Board? Any other questions?

1 CHARLES STUDEN: I don't, but I just
2 wanted to say, Hugh, that I agree with the
3 comments that you're making on some of the
4 dimensional issues. All right? Those are
5 some of the things that need to be looked at,
6 because they could have an unintended affect.

7 STUART DASH: So I think we go to
8 change those or make them waivable or
9 change them. And I think we have to come
10 back to you with a certain firm Zoning
11 language, you know, shortly in the next few
12 meetings, and then have that sort of to
13 submit them to the Council.

14 HUGH RUSSELL: And have you been
15 working with a specific advisory committee or
16 just doing it?

17 STUART DASH: Overall, these were
18 actually very well attended public meetings.
19 More than 50 people for three or four public
20 meetings, and then there is the group.

21 Michael --

1 UNIDENTIFIED MEMBER FROM THE

2 AUDIENCE: Main Street, North Cambridge.

3 STUART DASH: Main Street, North

4 Cambridge has actually been very involved

5 supporting in the notion. But I have to say

6 that the larger public meetings were all very

7 much the same kind of support.

8 HUGH RUSSELL: Okay, very good.

9 CHARLES STUDEN: Thank you.

10 STUART DASH: Thank you.

11 * * * * *

12 HUGH RUSSELL: Now, let's go to item

13 No. 4 on our agenda. 300 Athenaeum Street,

14 Cambridge Research Park North Plaza.

15 Who is going to present that?

16 LIZA PADEN: We're waiting for one

17 person who stepped out to come back. We can

18 go and change the order around a little bit.

19 HUGH RUSSELL: Okay.

20 LIZA PADEN: Do the extension

21 requests.

1 HUGH RUSSELL: Sure.

2 LIZA PADEN: I have two extension
3 requests. One is for the Harvey Street
4 application. And this request was submitted
5 requesting that the public hearing be
6 continued to September 6th. And that they
7 will then grant us till September 21st to
8 draft any decision that the Board may make on
9 that. And I'd like the Board to agree with
10 that.

11 HUGH RUSSELL: So we've agreed to
12 the extension of time. And my own personal
13 comment is this is not going to be the last
14 extension of time on this case unless there's
15 an enormous difference to what's going on.

16 PAMELA WINTERS: Right.

17 LIZA PADEN: I will forward that
18 comment to the applicant.

19 HUGH RUSSELL: Okay. This is a
20 challenging situation that's going to require
21 a lot of thought, and I think it seems

1 unli kely that they will have got it perfect
2 in two weeks.

3 L I Z A P A D E N: There' s a further
4 compl i cation on the Harvey Street
5 appl i cation, and that i s that Speci al
6 Di stri ct No. 2 i s one of the seven zoni ng
7 peti ti ons that was submi tted. So, there has
8 to be some thought about how that' s going to
9 proceed i n that case.

10 H U G H R U S S E L L: Okay.

11 C H A R L E S S T U D E N: Li za.

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

13 C H A R L E S S T U D E N: Now I' ve forgotten
14 what I was goi ng to say. I' ll thi nk of i t.
15 Go ahead to the next one, sorry.

16 L I Z A P A D E N: Okay. So, the next
17 request for an extensi on i s 40 Norri s Street.
18 And thi s was the appl i cation for the
19 conversi on. And they are l ooki ng for a
20 two-month extensi on from September 7th to
21 November 7th.

1 HUGH RUSSELL: Okay. Any objection?

2 CHARLES STUDEN: No.

3 STEVEN WINTER: Is it usual for us
4 to ask why the extension or simply to decide
5 whether or not we want to grant it? I'm not
6 familiar with -- I'm trying to make certain
7 that we're making the right decisions, that
8 there's no procedural things in the way.

9 LIZA PADEN: Well, the applicant did
10 submit a letter and he pointed out that
11 recently there have been changes made to
12 Section 5.28.2, and they would like further
13 time -- those changes were very recently
14 adopted, and so they would like time to
15 incorporate those into their application.

16 STEVEN WINTER: I see, thank you.

17 CHARLES STUDEN: Yes, I can see why
18 the applicant would want an additional two
19 months to look at the new zoning.

20 LIZA PADEN: Okay.

21 HUGH RUSSELL: I mean, I think in

1 general , we think gi vi ng more ti me wi ll
2 i ncrease the li kel i hood of ha vi ng a bi g
3 proj ect and we do i t. I ca n' t thi nk of an
4 i nstance where someone has asked for an
5 extensi on that doesn' t fall i nto that
6 category i t seems to me. So, on the -- on
7 that, are we al l agreed on the extensi on?

8 STEVEN WINTER: Yes.

9 PAMELA WINTERS: Yes.

10 LIZA PADEN: Is the other gentl eman
11 here for the Red Bones? I ca n do thi s.

12 CHARLES STUDEN: Li za?

13 LIZA PADEN: Yes.

14 CHARLES STUDEN: Before we move on I
15 remember what I was goi ng to say about Harvey
16 Street. I remember that Tom Anni nger and
17 Hugh Russel l prepared what I thought was a
18 very thoughtful ki nd of summary of what the
19 pri nci pl e i ssues were, and I' m tryi ng to
20 remember di d that get forwarded to the
21 appl i cant?

1 L I Z A P A D E N: That was forwarded to
2 the applicant. The applicants responded. My
3 understanding was that there must be
4 something wrong. I'm going to check my
5 e-mail, because I've gotten a response from
6 the applicant and that was supposed to have
7 gone back to the Planning Board members as a
8 whole. They put together responses, and I'll
9 make sure I send it out again. Pam, you said
10 you didn't get it, and now you're saying you
11 didn't get it.

12 C H A R L E S S T U D E N: Well, now that
13 you're reminding me. I actually did, I'm
14 remembering something where there was a
15 response back. Okay, that's fine. Let me
16 look at my e-mails. If you want to send it
17 again.

18 L I Z A P A D E N: I'll re-send it
19 tomorrow.

20 C H A R L E S S T U D E N: Sorry.

21 L I Z A P A D E N: No problem.

1 CHARLES STUDEN: Sorry for being so
2 di sorgani zed.

3 LIZA PADEN: That's okay.

4 HUGH RUSSELL: They actually sent
5 back a sort of sketch plan.

6 CHARLES STUDEN: Yes.

7 HUGH RUSSELL: Of what the group was
8 to look at. That's what everybody I think
9 needs to have.

10 LIZA PADEN: There were three parts
11 to it. There was a response -- a written
12 response to the comments that Tom and Hugh
13 put together. There was a revision of site
14 plan, and there was a revision of the
15 elevation. Okay.

16 JEFF ROBERTS: Hi. I'll just run
17 through this quickly and Christian Rivera; is
18 that right? From Brown Rudnick representing
19 Biomed is here. And Rob Gregory from Red
20 Bones is also here in case you have any
21 questions, any specific questions about the

1 use.

2 This is a case where there's a proposed
3 use which is determined to be a fast order
4 food establishment which is being proposed
5 for the -- it's a small building, existing
6 building that was built in the plaza at
7 Cambridge Research Park. And it will be the
8 Red Bones Rib Shack. This is a case where
9 the use is not specifically allowed in the
10 PUD-3 District, but there is a provision in
11 that district that the Planning Board, upon
12 making a written determination, that the use
13 is compatible with the goals of the district
14 and compatible with the overall development
15 within the planning unit development can
16 permit other uses that are explicitly allowed
17 in the district.

18 So, the question before the Board is
19 that the Board would make a determination
20 that that use is permitted as it is
21 consistent with the goals of the district.

1 And if you have -- again, if you have any
2 specific questions about the use itself, I'm
3 sure they'd be happy to answer.

4 HUGH RUSSELL: Yes, I would like --
5 I didn't review any material on this case, so
6 I would like to have somebody tell me what
7 the use is and what the --

8 JEFF ROBERTS: Sure.

9 HUGH RUSSELL: I mean, I believe I
10 got some sort of an e-mail, but I didn't have
11 an opportunity to review it.

12 JEFF ROBERTS: And do you not have
13 hard copies with photographs and a memo
14 explaining it?

15 CHARLES STUDEN: Yes.

16 JEFF ROBERTS: Did Li za distribute
17 those?

18 CHARLES STUDEN: We got them via
19 e-mail.

20 JEFF ROBERTS: There should be hard
21 copies, too. I'll locate them.

1 ROB GREGORY: Hi , my name is Rob
2 Gregory, co-founder of Red Bones. Would you
3 like me to talk about it or ask me questions?

4 HUGH RUSSELL: Yes, yes. Just what
5 are you planning to do?

6 ROB GREGORY: What we're planning to
7 do is a limited menu mainly initially lunch;
8 ribs, pulled pork, pulled chicken. We have a
9 portabella mushroom sandwich. Just bring a
10 little bit of Red Bones barbecue over to
11 Kendall Square. Some lemonade, iced tea.

12 HUGH RUSSELL: This would just be in
13 the summer where people would sit outside or
14 would they take it back to their offices?

15 ROB GREGORY: Well, yeah, I think
16 people would sit outside as well as take it
17 back to their offices. And there's an ice
18 skating rink there. So I understand that's
19 busy at times and so maybe we would try it a
20 term in the winter to see how it went.

21 CHARLES STUDEN: Do the handouts,

1 the color photographs, the last two, is this
2 what you're proposing or is that what's there
3 now?

4 ROB GREGORY: That's what's existing
5 there right now. It's a freestanding
6 building. Not being used except for as
7 public bathrooms on the other side.

8 CHARLES STUDEN: And so your
9 enterprise would be in the space that we're
10 looking at here, these windows?

11 ROB GREGORY: That's right, yeah, in
12 the corner there, yeah.

13 CHARLES STUDEN: And you would get
14 your food standing outside?

15 ROB GREGORY: That's correct. You
16 would come up to one of those windows and
17 order your food and go pick it up on the
18 other side, yeah.

19 PAMELA WINTERS: Can I ask you a
20 question?

21 ROB GREGORY: Sure, please.

1 PAMELA WINTERS: I go to Red Bones a
2 lot, just because it's right around the
3 corner from my house.

4 ROB GREGORY: Thank you. I
5 appreciate it.

6 PAMELA WINTERS: But I'm just
7 curious as to -- I mean, this is very, very
8 different from the Red Bones that you have
9 in, you know, bordering in Davis Square.

10 ROB GREGORY: Right.

11 PAMELA WINTERS: What prompted you
12 to get this idea to come here? I'm just
13 curious.

14 ROB GREGORY: Well, one thing it
15 just sort of happened. One thing led to
16 another. We were -- somehow we wound up with
17 this food truck and --

18 PAMELA WINTERS: The one that says
19 Red Bones on it, the big one?

20 ROB GREGORY: Yeah, that big one.
21 And that wound up somehow -- just we got into

1 Boston and at the same time someone from
2 Biomed had contacted us and asked us if we
3 were interested in, you know, doing something
4 similar there. And now, we just thought we
5 would try it after 25 years --

6 PAMELA WINTERS: Sure.

7 ROB GREGORY: -- of staying in one
8 place.

9 PAMELA WINTERS: Yes.

10 ROB GREGORY: And I guess people --
11 we were itchy to try something. And it's
12 pretty limited menu. Some people thought it
13 was full restaurant, but we think it will be
14 fun and hopefully it will well received.

15 PAMELA WINTERS: Sweet sauce, sour
16 sauce?

17 ROB GREGORY: All the sauces, yeah.
18 Pretty basic. But people seem to be
19 responding well, you know, to the idea of us
20 coming so yeah.

21 PAMELA WINTERS: Good.

1 HUGH RUSSELL: Biomed owns both of
2 the biotech buildings?

3 ATTORNEY CHRISTIAN RIVERA: That's
4 correct. Biomed is the developer under the
5 existing Special Permit, and we're, you know,
6 very supportive of the proposed use. It's
7 going to activate public space and public
8 activities there. It's an existing
9 structure. It won't change sort of the
10 landscape of the development in any way, but
11 it will just bring more people and create a
12 lot more foot traffic and, again, activate
13 the space there.

14 STEVEN WINTER: I have a few
15 questions if I could.

16 HUGH RUSSELL: Sure.

17 STEVEN WINTER: Are there proposed
18 hours of operation?

19 ROB GREGORY: Yes, there are.
20 Currently our proposed hours of operation are
21 eleven to five in the evening. But we're

1 hoping maybe we'll see what the demand is and
2 maybe we'll try some nights, probably earlier
3 evening and maybe on the weekends when the
4 ice skating rink begins.

5 STEVEN WINTER: Right now Monday
6 through Friday?

7 ROB GREGORY: Right now Monday
8 through Friday, right.

9 HUGH RUSSELL: And just following up
10 on that, would there be a market for people
11 to pick up some dinner to go on the way home?

12 ROB GREGORY: We hope so. You know,
13 we'd like to test it out.

14 HUGH RUSSELL: You have to be open
15 late enough.

16 ROB GREGORY: Right. So we'd like
17 to -- we've left the option open with Biomed
18 to stay open a little later and also do the
19 weekends if it's viable.

20 STEVEN WINTER: Is there beer
21 served, beer and wine?

1 ROB GREGORY: No, there isn't.
2 Lemonade, iced tea. There's no license at
3 the time.

4 STEVEN WINTER: Okay.
5 And is there a valet bicycle parking?
6 Just kidding about that part.

7 ROB GREGORY: That's good.

8 STEVEN WINTER: Is there a -- and I
9 would hope there's a really good plan to
10 manage the public's disposal of the
11 containers and utensils and leftover food
12 that they have, that there's a really solid
13 plan in effect to manage all that.

14 ROB GREGORY: I think there's a
15 pretty solid plan in effect between us and
16 Biomed. You know, all the containers are
17 recyclable and compostable, both somehow.
18 And then there is quite a bit of, you know,
19 trash receptacles in the area. And Biomed
20 does have quite a big cleanup crew I've
21 noticed. And we of course do as well. So, I

1 don't anticipate any trash problems. If
2 there were, we would try to take care of them
3 right away.

4 PAMELA WINTERS: That's a good
5 question, though, because you're, they are --
6 your receptacles are very bulky. So that is
7 a good question, Steve, yes.

8 ROB GREGORY: It is, yeah. We would
9 want to be pretty sensitive to it because --
10 yeah.

11 HUGH RUSSELL: So does this
12 permission then constitute the full approval
13 for Zoning? They don't need a fast order
14 food permit.

15 JEFF ROBERTS: No, the Planning
16 Board can, as stated in the Zoning, make the
17 determination that any use is consistent with
18 the goals of the PUD district. It's only --
19 the Special Permit is only required in
20 districts where it's specifically called out
21 of the Zoning.

1 HUGH RUSSELL: But presumably you
2 will have a license from the License
3 Commission because you're serving food,
4 right?

5 ROB GREGORY: I don't know. That's
6 next I guess. I started off, somehow we're
7 getting through it. And Jeff's been very
8 helpful, but he said then after this we go to
9 to Licensing. I went to Licensing first, but
10 it just somehow wound up down in ISD at the
11 Health Department. And we do have -- and so
12 they inspected us, and we're -- have that.
13 And if we need, you know, whatever else we
14 need, we'll find out and we'll get it.

15 HUGH RUSSELL: I mean, here you've
16 got a case where the owners got an enormous
17 incentive to keep the area looking good
18 because he's got a lot of -- I mean, aside
19 from the fact that that's what they want to
20 do, but there's also an incentive there as
21 the rest of the place. I mean, I think this

1 is a terrific idea.

2 PAMELA WINTERS: I do, too.

3 CHARLES STUDEN: I agree. I think
4 it's fantastic.

5 STEVEN WINTER: I concur.

6 HUGH RUSSELL: And I think it's
7 really consistent with the district because
8 we're trying to develop pedestrian uses, and
9 having a source of exceptional food that's
10 available would certainly make things better.

11 STEVEN WINTER: What is our action,
12 Mr. Chair?

13 HUGH RUSSELL: We have to apparently
14 make a determination that this fast order
15 food establishment is consistent with the
16 objectives of the PUD-3 District. And we
17 could, I suppose, refer to those objectives,
18 but I take it that the staff has done that
19 and is convinced this is correct, right?

20 STEVEN WINTER: I don't feel the
21 need to do that. I haven't heard any of the

1 negative comments from the staff. And we've
2 clearly got two proponents who have good --
3 who are good partners with Cambridge and have
4 a history of working the right way. So I
5 feel very comfortable that we're going the
6 right way here.

7 HUGH RUSSELL: So would someone like
8 to make a motion?

9 STEVEN WINTER: I move that we
10 determine that the fast food order
11 establishment proposed by Red Bones is
12 consistent with the objectives of the PUD-3
13 district.

14 HUGH RUSSELL: Is there a second?

15 PAMELA WINTERS: Second.

16 HUGH RUSSELL: Pam.

17 Discussion?

18 All those in favor?

19 (Show of hands.)

20 HUGH RUSSELL: Four in favor.

21 (Russell, Winters, Studen, Winter.)

1 ROB GREGORY: Thank you very much.

2 HUGH RUSSELL: As I said many times,
3 the real power on this Board is to let people
4 do good things.

5 CHARLES STUDEN: Exactly. That's
6 great.

7 HUGH RUSSELL: So, Liza, are there
8 any transcripts?

9 LIZA PADEN: Oh, yes. So I have
10 been going through the transcripts and I got
11 through the January 18th, February 1st,
12 February 15th, March 1st and March 15th. And
13 I found them all to be in agreement with the
14 notes that I had taken at the meeting.

15 CHARLES STUDEN: Don't tell me you
16 took these on your vacation?

17 LIZA PADEN: Yes. I looked at them
18 on the --

19 CHARLES STUDEN: Above and beyond
20 the call of duty. Thank you very much.

21 LIZA PADEN: No, I didn't.

1 STEVEN WINTER: Mr. Chair, I move
2 that we accept Liza's judgment that the
3 transcripts of January 18th, February 1st,
4 15th and March 1st, 15th are consistent with
5 the actual fact.

6 HUGH RUSSELL: Okay. And we approve
7 those minutes. And we are approving those
8 minutes.

9 STEVEN WINTER: Correct.

10 HUGH RUSSELL: Okay?

11 LIZA PADEN: And just to be clear,
12 there's more transcripts than this. I'm just
13 catching up. This is not -- okay.

14 PAMELA WINTERS: That's okay.

15 HUGH RUSSELL: All those in favor of
16 approving those?

17 (Show of hands.)

18 HUGH RUSSELL: All members voting in
19 favor.

20 (Russell, Winters, Winter, Studen.)

21 LIZA PADEN: Thank you.

1 HUGH RUSSELL: I believe we're
2 through our agenda.

3 LIZA PADEN: Yes.

4 HUGH RUSSELL: And, therefore, we
5 are adjourned.

6 (At 8:30 p.m., the Planning
7 Board Adjourned.)

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C E R T I F I C A T E

COMMONWEALTH OF MASSACHUSETTS
BRI STOL, 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 9th day of August 2011.

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

My Commission Expires:
April 23, 2015

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