



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, September 6, 2011 at 8:30 p.m. at the Second Floor Meeting Room, at City Hall Annex, 344 Broadway, Cambridge, Massachusetts on a zoning petition by Chestnut Hill Realty, to amend the Zoning Ordinance of the City of Cambridge by creating a new section that would allow for the creation of no more than ten (10) new rental apartment units in the basement levels of existing multifamily residential buildings. The additional basement units would be allowed by Board of Zoning Appeal Special Permit in a building meeting the following general requirements: it is located within any of the 9 residential C districts; it is proximate to Massachusetts Avenue, Cambridge Street or the Red Line and a shared car or rental car location; the building currently contains at least 30 dwelling units, the building was first built for multifamily use before 1930; and the building currently contains at least one residential dwelling unit in the basement level. The Special Permit conditions will require: compliance with all building, health, safety and accessibility codes; full separation between storm water and sanitary sewer lines from the building to the street; one secure bicycle storage space per unit; use of Energy Star or equivalently rated appliances and fixtures; provision of recycling facilities; no increase in gross floor area or exterior dimensions except as permitted by the BZA for landings, alcoves, roofs, steps, walks, or other similar exterior features for safety and convenience; and assistance to residents of all new units in using public transportation. At least one basement unit created will be Affordable as defined in Section 11.201 and if 10 units are added, then a second new Affordable Unit must be created.

Copies of this petition are on file in the Office of the City Clerk, City Hall, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway and online at www.cambridgema.gov/cdd. Questions concerning the petition may be addressed to Liza Paden at 617 349 4647 or lpaden@cambridgema.gov.
