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PLANNING BOARD FOR THE CITY OF CAMBRIDGE  
GENERAL HEARING

Tuesday, September 20, 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
- William Tibbs, Member
- Pamela Winters, Member
- Steven Winter, Member
- H. Theodore Cohen, Member
- Charles Studen, Associate Member

Community Development Staff:

- Susan Glazer
- Liza Paden
- Roger Boothe
- Jeff Roberts

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## P R O C E E D I N G S

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

HUGH RUSSELL: All right, let's get started. The Zoning Board of Appeals cases.

STEVEN WINTER: Mr. Chairman.

Liza, I have a question about the Sheraton Commander.

LIZA PADEN: Yes.

STEVEN WINTER: The Variance and the Special Permit are for the same structure?

LIZA PADEN: Yes.

So, at the Sheraton Commander down on Garden Street mostly what's happening is they are looking to update some of the existing features; the canopy, the walkway that makes it accessible to get into the hotel. There's an entrance off to the parking garage. There's all of these little pieces. It's not as if they're going to add square footage to

1 the building and rooms and things like that,  
2 but all of these things, because that  
3 building is in the Residence C-2 District,  
4 almost anything they do is altering a  
5 non-conforming structure. So they're going  
6 to have a new vestibule, a new sidewalk  
7 entrance, improving the canopy.

8 What else?

9 THOMAS ANNINGER: Why do they even  
10 need a Variance?

11 LIZA PADEN: Because they're in the  
12 Residence C-2 District and the Ordinance  
13 allows them to have 59,900 square feet.  
14 They're at 131,000 square feet, and they're  
15 looking to add 110 square feet with the  
16 reconfiguration of the vestibule.

17 So it's almost three times over the --  
18 they're allowed 59. They're almost at twice  
19 or three times as much.

20 HUGH RUSSELL: Right, and they were  
21 constructed probably before 1924.

1                   LIZA PADEN: Yes.

2                   HUGH RUSSELL: Could I look at the  
3 plans?

4                   LIZA PADEN: Yes. And they're  
5 working with the Historical Commission on  
6 this one.

7                   HUGH RUSSELL: Well, in that case I  
8 don't need to look at the plans.

9                   LIZA PADEN: Pardon?

10                  HUGH RUSSELL: I don't need to look  
11 at the plans if they're working with the  
12 Historical Commission.

13                  H. THEODORE COHEN: Can I assume the  
14 vestibule where the canopy is what's in the  
15 center court is what's not coming down to the  
16 sidewalk?

17                  LIZA PADEN: Yes.

18                         There is, on this the cafe lounge  
19 entrance, that's being replaced. They're  
20 looking to put this off of the side of the  
21 building. So, they'll be creating this

1 entrance.

2 H. THEODORE COHEN: Is that their  
3 additional hundred square feet.

4 LIZA PADEN: That's part of it, yes.  
5 This is on the side where the parking  
6 lot is.

7 THOMAS ANNINGER: I see, that's all  
8 it is. It's not the main entrance?

9 LIZA PADEN: They're getting a new  
10 canopy. They're getting a new fabric canopy.

11 H. THEODORE COHEN: But that's all  
12 sort of inside courtyard; isn't it?

13 LIZA PADEN: Correct.

14 THOMAS ANNINGER: That's just a  
15 replacement of the existing?

16 LIZA PADEN: Right, but any time you  
17 take something down, you lose the grandfather  
18 status.

19 Do you want to see?

20 CHARLES STUDEN: I'm fine, thank  
21 you.

1                   HUGH RUSSELL:  Coul d you show us 14  
2                   Dana Street?  It must be next-door to your  
3                   ol d di gs?

4                   LI ZA PADEN:  Pardon?

5                   HUGH RUSSELL:  Next-door to your ol d  
6                   di gs?

7                   LI ZA PADEN:  It i s next-door to my  
8                   ol d di gs.  And 14 Dana Street has had a  
9                   rather sad garage i n the backyard.  And the  
10                  front of the bui l di ng al so has been sort of  
11                  sad wi th deferred mai ntenance over ti me.  And  
12                  i t' s been purchased to fi x up the front  
13                  bui l di ng and to convert the garage space to  
14                  -- l et me l ook at thi s agai n.

15                  HUGH RUSSELL:  So thi s i s i n the  
16                  street, thi s i s Centre Street?

17                  LI ZA PADEN:  Yes.  That' s the  
18                  castl e.

19                  HUGH RUSSELL:  That' s 10 Dana.

20                  LI ZA PADEN:  Oh, thank you.

21                  HUGH RUSSELL:  And that si ts

1           actually where this grey thing is.

2                       LIZA PADEN: Right now, the way the  
3           building, the front building is configured,  
4           it's five dwelling units, and there are --  
5           well, according to the application, nine  
6           parking spaces. They are looking to convert  
7           the site to three dwelling units and three  
8           parking spaces. There will be about 300  
9           square feet of additional floor area created.  
10          And this, again, is an alteration of a  
11          non-conforming structure.

12                     CHARLES STUDEN: Does it require  
13          Historical Commission review?

14                     THOMAS ANNINGER: Is this across  
15          from the law school?

16                     LIZA PADEN: Pardon? It's in Mid  
17          Cambridge.

18                     THOMAS ANNINGER: Oh, I'm sorry.

19                     LIZA PADEN: This is reviewed by the  
20          Mid Cambridge District so they've been  
21          through a design review process and they've



1 had, I believe, at least two meetings.

2 It looks like the building's down by  
3 the law school.

4 H. THEODORE COHEN: And you say that  
5 there's a large building right here.

6 HUGH RUSSELL: This is the nicest  
7 apartment building in the entire city of  
8 Cambridge sits next-door.

9 LIZA PADEN: Thank you.

10 HUGH RUSSELL: 10 Dana Street.

11 LIZA PADEN: The whole building, no.

12 HUGH RUSSELL: Are you still in the  
13 unit?

14 LIZA PADEN: Yes.

15 HUGH RUSSELL: But it's the square  
16 building and it has diagonal entry and all  
17 kinds of trails and it's really fun.

18 LIZA PADEN: No, I think this will  
19 be an improvement -- and I think that the  
20 review process has been really good with this  
21 one.

1                   HUGH RUSSELL: Right. I don't think  
2 we need to comment.

3                   LIZA PADEN: No. I think the Mid  
4 Cambridge Conservati on Di stri ct has been very  
5 active in thi s one as well as the nei ghbors.

6                   HUGH RUSSELL: So the rest I look to  
7 me I like the sorts of things that the Board of  
8 Zoni ng Appeal handl es so well .

9                   LIZA PADEN: Okay.

10                  HUGH RUSSELL: I don't have  
11 overreachi ng pl anni ng impl i cati ons.

12                  LIZA PADEN: Thank you.

13                  HUGH RUSSELL: Okay. Next on our  
14 agenda is an update, which I guess Susan is  
15 going to do thi s.

16                  SUSAN GLAZER: Good eveni ng. In  
17 October the meeti ngs wi ll be hel d on October  
18 4th and 18th.

19                  On October 4th wi ll be a publ ic heari ng  
20 on the MIT Zoni ng. And there wi ll al so be a  
21 presentati on by MIT on thei r 20/30 pl an whi ch

1 is their long-term academic plan.

2 In addition to that there is -- there  
3 will be a design review for a restaurant in  
4 the Genzyme building. This is part of the  
5 Cambridge Research Park, and that needs to  
6 come back to the Board for its review.

7 On October 18th we will have the second  
8 public hearing for the EF building, the new  
9 EF building, and then a discussion of two of  
10 the six zoning petitions that you heard last  
11 week. And on --

12 HUGH RUSSELL: Which two?

13 SUSAN GLAZER: Do we know?

14 LIZA PADEN: We don't know. We were  
15 looking for feedback from you on which of the  
16 two should come back on that meeting.

17 HUGH RUSSELL: So, it's EF and  
18 something else?

19 SUSAN GLAZER: Right.

20 LIZA PADEN: Well, we were thinking  
21 we could have two.

1 THOMAS ANNINGER: But that's it?

2 LIZA PADEN: Yes, three items on an  
3 agenda.

4 HUGH RUSSELL: We could tackle one  
5 of the bigger ones at least, I would think on  
6 that night. And then maybe have a big one  
7 and a small one maybe?

8 SUSAN GLAZER: There were some tasks  
9 for us to do which was research to come back  
10 to you by November 1st -- rather October  
11 18th. We could certainly have one of the  
12 smaller ones in addition to Bishop.

13 HUGH RUSSELL: Okay.

14 SUSAN GLAZER: We'll take a look at  
15 the list and see which one we think can be  
16 handled more quickly than others.

17 And then November 1st there will be a  
18 discussion of two more of the Zoning  
19 petitions. And right now we don't have any  
20 public hearings scheduled for that night. So  
21 depending on how and what applications come

1 in, you know, it may be that the Board could  
2 take the rest of the Zoning petitions, but  
3 we'll have to see how it goes.

4 HUGH RUSSELL: Is the election on --

5 SUSAN GLAZER: The 8th.

6 LIZA PADEN: The election is the  
7 first Tuesday after the first Monday. So 1st  
8 and 15th.

9 SUSAN GLAZER: And then just to plan  
10 ahead, the meetings after that will be  
11 November 15th, December 6th and December  
12 20th.

13 HUGH RUSSELL: In terms of  
14 unfinished business, the MIT Zoning,  
15 essentially it's re-filed; right? Are there  
16 other big things that we know that might come  
17 in at that time?

18 (William Tibbs Present.)

19 SUSAN GLAZER: I'm sorry, what was  
20 that?

21 HUGH RUSSELL: Are there other major

1 issues that you're aware of that might come  
2 to us?

3 LIZA PADEN: Well, we're expecting  
4 the Novartis's Special Permit.

5 HUGH RUSSELL: The Nevada?

6 LIZA PADEN: Novartis's Special  
7 Permit will be coming in.

8 HUGH RUSSELL: Under the Zoning that  
9 was already passed?

10 LIZA PADEN: Correct.

11 HUGH RUSSELL: So that's probably  
12 not going to -- it will be fun and it will  
13 take an hour and it will trot out a world  
14 famous architect for us, but aside from that  
15 it probably won't be very hard.

16 LIZA PADEN: Let me write that down.  
17 You've got it in the transcript. Thank you.

18 THOMAS ANNINGER: Will there be an  
19 Ordinance Committee for the MIT?

20 SUSAN GLAZER: The Ordinance  
21 Committee will be hearing the MIT, right now

1           it's planned for October 5th, the night after  
2           the Planning Board. And this past Council  
3           meeting, rather a week ago, the 12th, the  
4           Chair of the Ordinance Committee indicated  
5           that he thought that the MIT petition would  
6           be re-filed.

7                   THOMAS ANNINGER: Yet again.

8                   SUSAN GLAZER: Well, actually no, it  
9           would be the first re-filing.

10                  LIZA PADEN: This would be the  
11           second time MIT's petition came in. We're on  
12           the first time.

13                  THOMAS ANNINGER: We're still on the  
14           first?

15                  LIZA PADEN: Yes.

16                  HUGH RUSSELL: Okay.

17                  THOMAS ANNINGER: Puzzling, I  
18           thought we just --

19                  ROGER BOOTHE: They had an early  
20           session where they had it on the file. That  
21           may be what you're thinking of.

1                   HUGH RUSSELL: We had a hearing  
2 months ago.

3                   LIZA PADEN: Yes.

4                   THOMAS ANNINGER: But that was not  
5 in the context of the rezoning?

6                   LIZA PADEN: Yes, that was -- the  
7 Planning Board held a public hearing on the  
8 MIT Zoning Petition. The record was left  
9 open, and that's what we will finish the  
10 public hearing on at the next meeting.

11                  WILLIAM TIBBS: But we did have  
12 information before that.

13                  LIZA PADEN: Right. And before the  
14 Zoning hearing there was a discussion with  
15 MIT before they filed the petition.

16                  THOMAS ANNINGER: I'm surprised that  
17 so much time can elapse and that we're still  
18 on the same petition between.

19                  LIZA PADEN: Well, we're within 90  
20 days of the Ordinance hearing. It's three  
21 months.



1                   HUGH RUSSELL: But it must be  
2 getting very close.

3                   LIZA PADEN: October 11th.

4                   THOMAS ANNINGER: It seems like a  
5 long time ago that we did MIT.

6                   CHARLES STUDEN: It was three months  
7 ago, yes.

8                   LIZA PADEN: I do have one question  
9 to ask the Board about the walking tour  
10 that's been proposed for the Kendall Square  
11 area on October 1st, which is not this  
12 Saturday but next Saturday. There's been  
13 some interest on some Board members' part to  
14 have it possibly in the afternoon rather than  
15 the 10 to 12 slot that we've put it down for.  
16 So I was wondering if there's a consensus on  
17 whether or not it's better to do something 10  
18 to 12 or something in the afternoon?

19                   STEVEN WINTER: Either way is okay  
20 here.

21                   WILLIAM TIBBS: I'm okay.

1 HUGH RUSSELL: Either way.

2 THOMAS ANNINGER: Nobody cares about  
3 the high school ground breaking?

4 LIZA PADEN: No.

5 THOMAS ANNINGER: Not ground  
6 breaking.

7 HUGH RUSSELL: Celebration.

8 LIZA PADEN: Opening.

9 THOMAS ANNINGER: Opening.

10 LIZA PADEN: Yes.

11 HUGH RUSSELL: I'm not sure what I'm  
12 going to do that weekend, so I may or may not  
13 participate.

14 H. THEODORE COHEN: I would prefer  
15 afternoon.

16 LIZA PADEN: You would prefer  
17 afternoon.

18 You're not coming at all?

19 THOMAS ANNINGER: No.

20 HUGH RUSSELL: It doesn't make any  
21 difference.

1                   L I Z A P A D E N:   A r e  y o u  c o m i n g  i n  t h e  
2                   a f t e r n o o n ,  e v e n i n g  o r  n e i t h e r ?

3                   W I L L I A M  T I B B S:   I t  d o e s n ' t  m a t t e r .

4                   L I Z A P A D E N:   S o  i t  s o u n d s  l i k e  w e  
5                   c a n  d o  t h e  a f t e r n o o n .   S o  w h a t  t i m e  i n  t h e  
6                   a f t e r n o o n  d o e s  t h e  a f t e r n o o n  --  o n e  t o  t h r e e ?

7                   C H A R L E S  S T U D E N:   E a r l y .

8                   H .  T H E O D O R E  C O H E N:   O n e  t o  t h r e e  
9                   s o u n d s  g o o d .

10                  L I Z A P A D E N:   O k a y .   O n e  t o  t h r e e  
11                  p . m .   A l l  r i g h t .   T h a t  w a s  t h a t .

12                  A n d  I ' v e  b e e n  r e a d i n g  t r a n s c r i p t s .

13                  H U G H  R U S S E L L:   A n d  w h a t  h a v e  y o u  
14                  f o u n d ?

15                  L I Z A P A D E N:   I  h a v e  f o u n d  t h a t  --  
16                  w e l l ,  o n e  o f  t h e m  w a s  t h e  N o v a r t i s  s p e c i a l  --  
17                  i t  w a s  t h e  N o v a r t i s  Z o n i n g  p e t i t i o n .   F r o m  
18                  M a r c h  2 9 t h ,  A p r i l  1 2 t h ,  A p r i l  2 6 t h ,  M a y  3 r d ,  
19                  M a y  1 0 t h ,  M a y  2 4 t h ,  J u n e  7 t h  a n d  J u n e  2 8 t h  
20                  w e r e  a l l  t h e  m e e t i n g s  t h a t  I  w a s  a t .

21                  H U G H  R U S S E L L:   A n d  y o u  f o u n d  t h e m  t o

1 be accurate?

2 LIZA PADEN: I found them to be  
3 accurate and represented what was happeni ng  
4 at the meetings.

5 WILLIAM TIBBS: You must have been  
6 readi ng since our last meeti ng last week  
7 constantl y.

8 LIZA PADEN: Yes.

9 HUGH RUSSELL: So is there a moti on  
10 to approve those mi nutes?

11 CHARLES STUDEN: So moved.

12 THOMAS ANNINGER: Second.

13 HUGH RUSSELL: All those in favor?  
14 (Show of hands.)

15 HUGH RUSSELL: Thank you for your  
16 work.

17 And also thank you for your work.

18 (All Members Voti ng.)

19 \* \* \* \* \*

20 (Si tti ng members: Hugh Russell , Thomas  
21 Anni nger, Wi lli am Tibbs, H. Theodore Cohen,

1 Steven Winter, Charles Studen.)

2 HUGH RUSSELL: Okay, this is under  
3 General Business, item No. 4, Planning Board  
4 case No. 141, Cambridge Research Park. We  
5 are called upon by the Chapter 91 decision to  
6 approve the operation plan, and we got a  
7 bunch of paperwork.

8 Please proceed.

9 JOHN STITZER: My name is John  
10 Stitzer. I'm with Fort Point Associates.  
11 They called in the best two people for the  
12 job here. John Stitzer from Fort Point  
13 Associates and Mark Milone of BioMed Realty.  
14 And what we have prepared is an operations  
15 plan for the Kendall Square common areas.  
16 And these are the open space areas between  
17 each of the buildings of the development  
18 which was originally proposed by the line  
19 properties about ten years ago now. And  
20 during that process, Chapter 91 license was  
21 required. This is within the title zone and

1           it's also adjacent to the Broad Canal and the  
2           open space areas. Through all of the  
3           licensing, they required the operations plan  
4           to include the North Plaza, South Plaza, the  
5           ice skating rink, and the boating facility.  
6           We have put together a plan to be able to  
7           help these areas stay in great shape for  
8           public use. And a part of the conditions of  
9           putting this plan together is to receive the  
10          input from the Cambridge Planning Board which  
11          is why we're here tonight in addition, the  
12          East Cambridge Planning Team, as well as the  
13          DCR. And I provided the condition No. 5 so  
14          you're comfortable with why we're here in  
15          asking for this approval. I think it  
16          specifically states that they were interested  
17          in your review of the ice skating rink  
18          facility and DCR's review of the boating  
19          facility. We wanted to give you the entire  
20          plan in case you did have any comments. I  
21          understand that's a little more respectful to

1 be able to see the whole package. So I'm  
2 here to answer any questions if you have it.

3 CHARLES STUDEN: Has the East  
4 Cambridge Planning Team commented at this  
5 point or are we first?

6 JOHN STITZER: You are first. They  
7 have designated someone for the review. They  
8 have not stated when they'll be done. They,  
9 I believe it's just one person going through  
10 the review. And if they have any questions  
11 or comments, they will reach out to us.

12 CHARLES STUDEN: And that's also  
13 true of DCR on the boating?

14 JOHN STITZER: That's correct. Karl  
15 Haglund and Richard Coursley (phonetic) of  
16 DCR are reviewing the plan right now.

17 HUGH RUSSELL: I've only been here  
18 for 20 years and this is the first time I've  
19 seen a request like this. So, I can't give  
20 you any guidance or precedence.

21 WILLIAM TIBBS: I guess my sense is

1 since it is an operational plan, you might  
2 just might want to give us a very brief  
3 outline of just the key items that you  
4 reviewed. I think that way you can kind of  
5 go on the record. And if there were people  
6 here, they would kind of know what the sense  
7 about it.

8 JOHN STITZER: Sure. I'll go  
9 through section by section and give a couple  
10 points on each one.

11 WILLIAM TIBBS: Yes. And I think  
12 just for me the ice skating rink, which is  
13 the primary one we're interested in. So you  
14 don't have to go through all the operations.

15 JOHN STITZER: Sounds great.

16 Let's see, the plan does state who the  
17 ownership of the property is and who is  
18 obligated to maintain it. To be able to have  
19 a responsible party in charge. It also goes  
20 into a few details if there are -- if there's  
21 any damage or maintenance required, it



1 describes who is to maintain each area.  
2 There's a different operator for the ice  
3 skating rink and the boating facility. There  
4 are certain hours of operation that are  
5 requested, months of operation required. And  
6 that would be for the ice skating rink. I  
7 think they're required to be open December  
8 through March. And it's the intent actually  
9 to be open longer than that, but the  
10 operations plan states that it's weather  
11 pending for when they're actually open which  
12 is very understandable.

13 They try to be open by the Friday after  
14 Thanksgiving.

15 There are a number of procedures that  
16 the operational staff of the rink are to  
17 adhere to, and that involves a, what they  
18 call a skate guard and someone needs to be  
19 monitoring the public skating as it's  
20 occurring in case there are any mishaps or  
21 someone gets hurt and things of that nature.

1 So safety is included within here. Snow  
2 removal procedures, private rental  
3 procedures, food and concessions.

4 Let's see, also the non-winter months  
5 the North Plaza open space is actually the  
6 ice rink as well. So the ice rink is  
7 dismantled and available for open space  
8 during the summer months. And they've  
9 actually done an incredible job providing  
10 different opportunities for activating public  
11 space which has worked out quite well. Some  
12 of those are the summer concert series, the  
13 farmer's market, both of which have some  
14 details in the business plan.

15 Boating facility also has similar  
16 aspects which involves maintaining the floats  
17 in Broad Canal, the area around there, hours  
18 of operation. And it does have a few  
19 operating procedures which mostly involve  
20 safety for the public and anyone involved.

21 One of the primary focuses of the

1 operations plan is that the open space stays  
2 available to the public so they can continue  
3 to walk the walkways, use the open spaces.  
4 And the South Plaza area there is a -- I'm  
5 sorry, I forgot the actual title, but it has  
6 dog disposal bags available for some green  
7 space there, and lots of tables and chairs.

8 And the open space areas are available  
9 for special events and activities in addition  
10 to the currently programmed activities.  
11 Certain permissions are required of the  
12 ownership as well as if there is the occasion  
13 for alcohol to be present on-site, they  
14 specifically state in the operations plan for  
15 license and insurance I believe to be  
16 required. So some of those details are in  
17 there. And it also covers a little bit about  
18 security, public restrooms are available, and  
19 parking validation for the users of the ice  
20 skating rink as well as the boating facility.  
21 And it goes into a few general regulations

1 and administrative and maintenance aspects  
2 including instructions, alcoholic beverages,  
3 noise, vendors. You need to have permission  
4 to be on-site. Fire safety, fishing and who  
5 is the responsible parties. Also included  
6 would be trash disposal and sweeping and  
7 maintaining the site in storm and winter  
8 structures. And that's about it.

9 The entire purpose is really to make  
10 sure that the site is maintained for public  
11 uses. And so it would be to work to maintain  
12 this and most of us are trying to do the  
13 same.

14 CHARLES STUDEN: I'm just curious  
15 about the skating facility having never used  
16 it myself, is it a popular destination during  
17 the winter months? Is that skating rink used  
18 extensively?

19 JOHN STITZER: I don't know how many  
20 users are there during which hours, but I do  
21 know that some periods are very popular, and

1 I believe it would be during a weekday it  
2 would be a lot less popular.

3 CHARLES STUDEN: Sure.

4 JOHN STITZER: There are certain  
5 times which there are quite a few people.

6 CHARLES STUDEN: Looking at the site  
7 plan, on the back of the operations plan that  
8 we were given, you look at the development,  
9 the adjacent development and this related  
10 open space and these public facilities, it's  
11 really quite remarkable. This is a wonderful  
12 thing for really the City of Cambridge. The  
13 residents, but also for the people who are  
14 living and working in that area. So I think  
15 it's really great. I'm reminded of that as I  
16 look at this operations plan and the map  
17 itself.

18 JOHN STITZER: Thank you.

19 HUGH RUSSELL: Ted.

20 H. THEODORE COHEN: Thank you.

21 Well, they're incredibly thorough. And I

1           inquired of colleagues who use skating rinks  
2           and boating and was told that the rates  
3           listed here were certainly in line with  
4           market, current market rates for everything,  
5           as were most of the other requirements. The  
6           one question I had, and it's just a tiny  
7           thing, the hours of operation for the skating  
8           rink on holidays seem to be very short. I  
9           understand why things open later in the day  
10          during the week and on the weekends because  
11          you've got lessons and private events, but I  
12          was just wondering why it was so short on  
13          holidays? And I realize there are probably  
14          only three or four holidays in the period  
15          that the skating rink will be open so it is  
16          very minor, but I'm just curious about that.

17                   JOHN STITZER: That's an excellent  
18                   question. I don't believe I know the actual  
19                   answer to that, I apologize. I could only  
20                   make an assumption that it's -- I'm sure that  
21                   it's difficult to staff on holiday.

1 CHARLES STUDEN: It could be that  
2 it's related to actual demand, my earlier  
3 question. I mean, I don't know. Maybe there  
4 isn't a high demand during those periods so  
5 they don't keep it open at that time. I  
6 don't know.

7 JOHN STITZER: Very possible.

8 H. THEODORE COHEN: And, Charles, I  
9 know that my neighbors in North Cambridge use  
10 the skating rink all the time in the winter.

11 CHARLES STUDEN: And like it?

12 H. THEODORE COHEN: Apparently.

13 CHARLES STUDEN: That's good.

14 HUGH RUSSELL: Tom.

15 THOMAS ANNINGER: Yes, two things.  
16 One, continuing with this usage, have you  
17 encountered any -- how many years has this  
18 been going now, two, three years?

19 JOHN STITZER: Well, different  
20 sections of the open spaces have been  
21 available for longer periods than others.

1 The boating facility is relatively new. I  
2 believe that was just finished last spring I  
3 guess it was. So that is only been operating  
4 for a relatively short period of time. The  
5 ice rink has been operating for quite a few  
6 years.

7 THOMAS ANNINGER: Quite a few years.

8 JOHN STITZER: And the actual  
9 operations plan for the skating rink has also  
10 been available for quite a few years. This  
11 is merely an update for the skating rink, but  
12 we've added a lot of thorough aspects for all  
13 of the open spaces.

14 THOMAS ANNINGER: I trust no issues  
15 have come up of a management nature as to how  
16 this is being handled, security issues or --  
17 what problems have you encountered, if any?

18 JOHN STITZER: Well, they do have  
19 security staff on-site. There are two day  
20 porters that are available at any time, and  
21 they will be patrolling the site. Most of



1 the time they, they may be looking for more  
2 of a maintenance issue in trash that may have  
3 accumulated for some reason. So it's  
4 actually very well organized and maintained  
5 site. I'm actually not aware of any  
6 incidents myself. I could certainly ask  
7 BioMed Realty if there's anything that has  
8 come up.

9 THOMAS ANNINGER: And the other one,  
10 I just need a little bit of connecting the  
11 dots. You said the Chapter 91, you said  
12 something about this is tidal land, and here  
13 we find ourselves because of Chapter 91  
14 looking at rules that are unusual for us to  
15 look at.

16 JOHN STITZER: Right.

17 THOMAS ANNINGER: How does Chapter  
18 91 fit into this picture?

19 JOHN STITZER: That's an excellent  
20 question. It actually is based on a  
21 historical tide line. And a lot of parts of

1 Cambridge have been filled in over the years,  
2 so we now have a new shore line along the  
3 Charles. A lot of Cambridge was originally  
4 wetlands, and much of it was tidal. And over  
5 a couple -- quite a few hundred years now,  
6 the actual land mass of Cambridge has grown  
7 in towards the Charles. So we are looking at  
8 the historic tide line. Anything seaworthy  
9 of that line is considered within the  
10 jurisdiction of Chapter 91, and that's the  
11 area that they were reviewing, the original  
12 Chapter 91 license process. There were a few  
13 buildings which were excluded from certain  
14 parts of the review, but they looked at the  
15 entire site as a whole, which we are now  
16 focussed on the entire site as a whole open  
17 space.

18 THOMAS ANNINGER: And when you say  
19 "they," who is they?

20 JOHN STITZER: Department of  
21 Environmental Protection.

1                   HUGH RUSSELL: So there was a  
2                   deci si on and that deci si on requi red our  
3                   acti on.

4                   THOMAS ANNINGER: Ri ght. But it  
5                   doesn' t tel l what you j ust sai d. It' s  
6                   i nteresti ng. Thank you.

7                   JOHN STITZER: They have been  
8                   fol l owi ng al ong thi s enti re process as wel l .  
9                   Each ti me a bui l di ng i s constructed, they do  
10                  have i t -- some revi ew to make sure i t' s  
11                  sti ll i n conformance wi th the li cense as wel l  
12                  as the boati ng faci li ty that' s now  
13                  constructed. They were very much a part of  
14                  that, and they were there for the grand  
15                  openi ng of the faci li ty. In fact, I' m aware  
16                  of the di rector of the waterways was --  
17                  actua l ly had used thi s faci li ty as wel l . And  
18                  i t' s one of the more successful occasi ons.

19                                 (Pamel a Wi nters Seated.)

20                  HUGH RUSSELL: Has the staff  
21                  revi ewed thi s document?

1                   SUSAN GLAZER: I'm sorry, I didn't  
2                   hear you.

3                   HUGH RUSSELL: Has the department  
4                   staff reviewed this plan? And do you have  
5                   any comments or reservations?

6                   ROGER BOOTHE: Certainly we have  
7                   been following this whole procedure, and  
8                   particularly as was described for many, many  
9                   years. And I would have to say it's been a  
10                  gratifying process. All the neighbors have  
11                  been very involved in the whole start of this  
12                  by when the Zoning was in place and PUD and  
13                  so forth. And I think it's kind of an  
14                  exemplary process really. The boating  
15                  facility, for example, actually has lines of  
16                  people wanting to use the canoes on weekends  
17                  now. And it's one of the few places where  
18                  you can take the T in Boston and get a canoe  
19                  and go on water. It's really quite fabulous.  
20                  And they didn't even mention the farmer's  
21                  market that's there.

1 THOMAS ANNINGER: It's in there?

2 ROGER BOOTHE: It's in there.

3 And as you know Red Bones just came in  
4 a couple meetings ago and they have a  
5 facility in part of that ice skating rink for  
6 the summer months. I personally went there  
7 and sampled it last week. It was quite good.  
8 Everything is always well maintained and it's  
9 quite a good process I think.

10 STEVEN WINTER: Mr. Chair.

11 HUGH RUSSELL: Yes.

12 STEVEN WINTER: Roger, we are glad  
13 indeed that you are staying on top of the job  
14 by going to Red Bones and making sure that  
15 food is appropriate and tasty.

16 ROGER BOOTHE: Yes, we have to. Any  
17 time.

18 STEVEN WINTER: We appreciate that  
19 extra effort.

20 H. THEODORE COHEN: Even though  
21 they're a Somerville business.

1                   STEVEN WINTER: And I did want to  
2 say that having seen some of these operations  
3 plans, this operations plan is the top of the  
4 line. It's one of the best most thorough  
5 operations plans that I've seen so that you  
6 should be congratulated for that. And also  
7 there's so much information here. It's not a  
8 brochure, I realize that. It's not a  
9 pamphlet, I realize that. But it seems like  
10 it should be available somewhere on a couple  
11 of websites: Kendall Square Association, the  
12 city website, other, whatever -- and I  
13 wouldn't spend any money making it  
14 glamorous, but it just has a lot of  
15 information that I think would be valuable if  
16 we could get it out there.

17                   HUGH RUSSELL: Okay. So, I guess  
18 our next thing would be a motion to approve  
19 this operation.

20                   STEVEN WINTER: So moved.

21                   H. THEODORE COHEN: Second.

1 HUGH RUSSELL: So Steve and Ted.

2 Any more di scussi on on the moti on?

3 All those i n favor of the moti on?

4 (Show of hands.)

5 HUGH RUSSELL: All members voti ng i n  
6 favor.

7 (Russel I , Anni nger, Ti bbs, Wi nters,  
8 Cohen, Wi nter, Studen. )

9 HUGH RUSSELL: Now we have a 20  
10 mi nute recess.

11 (A short recess was taken.)

12 \* \* \* \* \*

13 HUGH RUSSELL: I thi nk i t' s more or  
14 l ess ei ght o' cl ock now. Ri ch, i f you -- I' m  
15 l ooking at the cl ock and i t appears to be  
16 ei ght o' cl ock.

17 RI CHARD McKI NNON: I t does to me as  
18 wel l , Mr. Chai rman.

19 Mr. Chai rman, l adies and gentl emen,  
20 thank you very much. My name i s Ri ch  
21 McKi nnon and I l i ve at One Lei ghton Street,

1 apartment 1905 in East Cambridge.

2 We're here tonight because we would  
3 like to ask the Planning Board to grant us  
4 the right to change the change of use in the  
5 Maple Leaf Building from office, which it was  
6 originally intended to be, to residential.

7 And just to locate the property,

8 Mr. Chairman, it's right there off of  
9 Monsignor O'Brien Highway, directly behind  
10 One Leighton Street building, adjacent to  
11 Sierra and Tango. In front of the Central  
12 Park that's been developed by Gilford and  
13 their partners and just immediately west of  
14 the Gilmore Bridge.

15 The change of use, Mr. Chairman, is  
16 going to allow us to do a couple of things:

17 One is it's going to allow us to do the  
18 Maple Leaf Building obviously, but then sets  
19 up for us the right to do internally take a  
20 look at doing Phase II. And one of the  
21 things you notice when you take a look at



1 this, it's easy to get discouraged about how  
2 things are going at North Point sometime,  
3 but, you know, east the bridge as you know,  
4 when EF is done, we'll have completed all of  
5 the private development over there. North  
6 Point Park is in very, very good shape. And  
7 if you take a look at this quadrant of North  
8 Point, we have managed to do all of the  
9 infrastructure, Leighton Street, Glassworks  
10 Ave., Erhardt Way, North Point Boulevard.  
11 All of the utilities have been brought in.  
12 The large central park has been largely done.  
13 Tim Mellon on his own developed Sierra and  
14 Tango. And we at Archstone have developed  
15 One Leighton Street, plus the improvements we  
16 had to make to access to the Gilmore Bridge  
17 and widening those sidewalks, are done.

18 So, I think it's probably the one --  
19 the Phase II piece of the Archstone project  
20 that is very vague and can give you sort of a  
21 false image of how much has been done behind

1           there.

2                     The reason for our request,  
3           Mr. Chairman, for a change of use, there's no  
4           discrete set of requirements as there are for  
5           many things; height, FAR, etcetera. It's  
6           really totally at the discretion of the  
7           Planning Board. And so what I thought would  
8           make sense for us is to just really give you  
9           the honest, straight forward reasons why  
10          we're coming in for the request. The Maple  
11          Leaf Building, as you remember, is part of a  
12          three building development Special Permit;  
13          One Leighton, Maple Leaf and Phase Two. It  
14          was issued to us in 2002. And we have had  
15          most of the major Boston brokerage firms,  
16          some of the Cambridge firms, our own leasing  
17          people trying to lease it out for close to  
18          ten years now. And we have had no luck doing  
19          it. It's very difficult. It's a building  
20          that's in disrepair. By the time you finish  
21          getting it up to speed, you're then competing

1 with a class A building and we keep running  
2 into that same circle and that same rush all  
3 of the time. It's been our intention all  
4 along to finally renovate and fix up the --  
5 especially the exterior of the Maple Leaf  
6 Building. I was down at the East Cambridge  
7 Planning Team with Lee from Archstone and  
8 Janice our architect last Wednesday night,  
9 one of the things that surprised me is the  
10 extent of expectation there is from the  
11 regular East Cambridge neighbors. They're  
12 getting sick of looking at the building. It  
13 was higher on their list than frankly I had  
14 realized. They very much want it to be fixed  
15 up.

16 Obviously the people that have invested  
17 in the condos at Sierra and Tango have a very  
18 pronounced effort in doing it, as does the  
19 brokerage company who is trying to sell off  
20 the remainder of the units. So, there really  
21 is a lot of reason out there for us to get to

1           this.

2                     It's going to be the very same  
3           envelope. In fact there's a slight GFA -- a  
4           slight decrease in GFA. So we're not adding  
5           any size to the building. We're in fact  
6           reducing it a bit. It gives Archstone a  
7           chance to offer two products; a renovated  
8           loft space as well as the more traditional  
9           style, contemporary units that we have at One  
10          Leighton Street. And we get requests for  
11          both all of the time at our leasing office.

12                    And it will let us respond to the  
13          market. Let us be able, instead of saying  
14          sorry, we don't have those, be able to bring  
15          them next-door to the Maple Leaf and show  
16          them a loft unit, show them something very  
17          different.

18                    The timing issue for us is we've been  
19          green lighted on this project by the central  
20          authorities at Archstone. So as soon as we  
21          get through this process, if the Planning

1 Board, in its judgment, gives us the right to  
2 do a change of use, we're ready to go right  
3 under construction as early as December or  
4 January. We're that far along on the  
5 interior work and drawings. And because it's  
6 a renovation, we can work through the winter.

7 I'm going to just quickly go through  
8 some of the key traffic findings rather than  
9 bring Scott up in the interest of time. It's  
10 always nice when you can point to performance  
11 rather than just projections, but the  
12 residential use generates less traffic than  
13 with an office use. What we found in my  
14 building at One Leighton is that it generates  
15 less than half the vehicle traffic that we  
16 initially estimated. I think that's because  
17 a lot of people have the cars there, but just  
18 don't use them to commute. A lot of our  
19 folks use the shuttle, use the T, walk,  
20 bicycle to work. So that's a very good  
21 figure we've learned.

1           The actual lease rated parking spaces  
2           and use is both down, less than the 0.08  
3           split than the Planning Board let us use on  
4           this project. All of the TDM features are  
5           going to be provided to the Maple Leaf  
6           Building as well.

7           Traffic mitigation. As part of the  
8           Large Special Permit, Mr. Chairman, we had  
9           traffic mitigation that we were supposed to  
10          do, and I'd like to report what we've done.  
11          We've done the intersection improvements.  
12          We've, of course, built Leighton Street,  
13          built Glassworks Avenue, the mixed use path,  
14          and we've done two connections to the Gilmore  
15          Bridge. One of them right at the  
16          intersection of -- here, one of them right  
17          down here at the intersection of the sidewalk  
18          and the Gilmore Bridge. And the other one  
19          just back at the rear of the Maple Leaf  
20          Building, taking you up to the bridge. So  
21          we've got two perfectly usable ways for the

1 pedestrians that get up in the Gilmore  
2 Bridge. And then we also expanded and  
3 widened the sidewalk of the Gilmore Bridge on  
4 our side of the street making it much more  
5 easy for people to use.

6 So, that I think in essence,  
7 Mr. Chairman, is my part of the presentation.  
8 I've told you the reasons why we're looking  
9 for the change of use. And then on pages 2  
10 to 10 in the application, which I'll leave  
11 for our stenographer, if we can use these, if  
12 I can refer to them simply, we have the  
13 various very specific ways that we conform to  
14 the Ordinance requirements of Article 12 and  
15 Article 19 as well. And if I could submit  
16 these for the record.

17 HUGH RUSSELL: Yes.

18 RICHARD McKINNON: And now I'd like  
19 to ask Janis Mamayek, she is our architect  
20 from Icon Architects in Boston, just to run  
21 through an architectural presentation.

1                   JANIS MAMAYEK: So to speak a little  
2                   bit more to the building, the Maple Leaf --

3                   SUSAN GLAZER: Can you use the  
4                   microphone?

5                   JANIS MAMAYEK: So, the Maple Leaf  
6                   building was built originally in 1926 as a  
7                   meat packing facility for the Maple Leaf  
8                   Sausage Company. And it stands as a visual  
9                   terminals at Glassworks Ave. as kind of that  
10                  lone remnant or lone remnants of that era in  
11                  the past, kind of surrounded by its new  
12                  neighbors, as you can see, and what may come  
13                  in the future in the Phase II project.

14                  At six stories, the existing six  
15                  stories you can see it's somewhat dwarfed by  
16                  its surroundings, but true to its industrial  
17                  past.

18                  Another strong vantage point is coming  
19                  from the Charlestown side, existing views  
20                  from the bridge. As you can see, the Maple  
21                  Leaf, again, in the forefront of the skyline



1 in the back upper left corner. But, again,  
2 somewhat dwarfed by its surroundings. And as  
3 you get further across the bridge, and the  
4 photo on the right suggests that a real  
5 intimate relationship with that building. I  
6 mean, it's really a pedestrian scale, so  
7 opportunity for some markers of identity and  
8 expression.

9 Speaking more to the specifics of the  
10 building, it's a solid concrete frame  
11 expressed to the exterior, big mushroom  
12 columns to the interior. Lots of light that  
13 penetrates the building due to its narrow  
14 floor plate. Yet, as Rich had commented on a  
15 little tired in its current expression and  
16 ready for refresh.

17 So, the proposed design, as we're  
18 looking at it from the Gilmore Bridge, we're  
19 introducing a whole new fenestration system,  
20 a curtain wall system that will fly passed  
21 some of the slabs to create this floor to

1 ceiling or floor to roof expression. The  
2 fenestration, breaking it up in bays. You  
3 can see that there's still some expression of  
4 the concrete frame and others we're removing  
5 that to create some variety that's not  
6 presently seen in the somewhat monotone  
7 framework of the concrete.

8 Markers, we've added, that visual  
9 corner marker point, maple leaf, at that  
10 pedestrian scale at the bridge and cleaning  
11 it up.

12 Then the view from Glassworks Ave.,  
13 again, the fenestration, expression, true to  
14 its industrial past, kind of that real  
15 industrial grid, simple, clean; introducing a  
16 new entry, hoist way element to mark that  
17 entry point. Plantings. As Rich mentioned,  
18 the decrease in the GFA is because there was  
19 a one-story utility structure that we're  
20 removing, we no longer need. That will open  
21 up that U-quarter to the central park and

1           some open space.   Heartscape, open scape and  
2           seating in that corner there.

3                     And we'll leave it on there.

4                     HUGH RUSSELL:   Just a question on  
5           the sign.   You're not seeking permission for  
6           that sign in this application; is that  
7           correct?

8                     RICHARD McKINNON:   No, I'm taken --  
9           my request is to ask the Planning Board to  
10          send me over to the second public hearing.

11                    HUGH RUSSELL:   Okay.

12                    RICHARD McKINNON:   I'm not asking  
13          for the 1920 Special Permit tonight.   There  
14          are no special circumstances, Mr. Chairman.

15                    HUGH RUSSELL:   Right, and a sign  
16          would require relief from the Zoning Board if  
17          you were to do it.

18                    RICHARD McKINNON:   A sign of that  
19          size, yes, right.

20                    HUGH RUSSELL:   Yes.

21                    RICHARD McKINNON:   We'll probably

1 have it in a little bit different shape by  
2 the time we return for the final development  
3 planned public hearing.

4 HUGH RUSSELL: Okay.

5 RICHARD McKINNON: Okay?

6 WILLIAM TIBBS: I did find the term  
7 marker intriguing, but it is a sign.

8 RICHARD McKINNON: I keep having  
9 that problem lately up at North Point as  
10 you've noticed.

11 HUGH RUSSELL: Is there one sign or  
12 are there two?

13 THOMAS ANNINGER: There would be one  
14 at the terminus of Glassworks Ave. and one  
15 more on the bridge side. So marking those  
16 corners on both sides of the building.

17 HUGH RUSSELL: Did you have more to  
18 your presentation?

19 RICHARD McKINNON: Excuse me?

20 HUGH RUSSELL: Do you have more to  
21 your presentation?

1                   RICHARD MCKINNON: No, we're  
2 complete.

3                   HUGH RUSSELL: Okay. So there will  
4 be a public hearing portion of this meeting,  
5 but are there more questions by the Board at  
6 this time?

7                   H. THEODORE COHEN: The only  
8 question I have, when it was going to be an  
9 office building, was there going to be any  
10 retail in that building?

11                  RICHARD MCKINNON: No. It would  
12 have been a very tough place, Ted, to make  
13 retail survive. It was very little foot  
14 traffic. So there was never going to be --  
15 we had some minor retail scheduled for our  
16 Phase II building, and we also have a retail  
17 slotted the front of One Leighton Street that  
18 we're trying to lease that out now.

19                  HUGH RUSSELL: Charles.

20                  CHARLES STUDEN: I don't see  
21 anywhere in the documents, are these, the

1           uni ts whi ch are qui te smal l --

2                   RI CHARD McKI NNON:   Yes.

3                   CHARLES STUDEN:   -- are these rental  
4           uni ts or for sale?

5                   RI CHARD McKI NNON:   Yes, everythi ng  
6           Archstone i s doi ng are rental .   There are  
7           rental uni ts i n my bui ldi ng.   And these wi ll  
8           be rental and Phase II wi ll be rental as  
9           wel l .

10                   HUGH RUSSELL:   I have a questi on.  
11           What i s the interi or cei l i ng hei ght?   Are you  
12           goi ng to l eave the concrete exposed?

13                   JANI S MAMAYEK:   Yes.   The i nte nti on  
14           that i t woul d be al l exposed to the  
15           undersi zed the slab wi th the excepti on of  
16           bathroom areas.

17                   HUGH RUSSELL:   How tal l i s that?

18                   JANI S MAMAYEK:   Ni ne, si x.

19                   HUGH RUSSELL:   And the wal l between  
20           the l i vi ng space and the bedroom space, i s  
21           that goi ng to be a full hei ght wal l or a

1           partial height wall?

2                   JANIS MAMAYEK:   Partial height or  
3           we're exploring more options.   Or a partial  
4           height at a minimum.   Whether it's a movable  
5           furniture, built in divider, it's being  
6           explored.

7                   HUGH RUSSELL:   Goes somewhat behind  
8           the use determination you're asking, but I'm  
9           just curious.

10                  WILLIAM TIBBS:   And each unit gets a  
11           nice mushroom sculpture.

12                  LEE BLOCH:   One or more.

13                  HUGH RUSSELL:   Yes, Pam.

14                  PAMELA WINTERS:   I have to say -- so  
15           the Maple Leaf sign, I have to say, I rather  
16           like it kind of protruding.   And I think it  
17           makes --

18                  RICHARD McKINNON:   I do, too.

19                  PAMELA WINTERS:   -- it makes a kind  
20           of interesting statement.   And so I think  
21           that you, you know, you might have to come

1 back for, you know, a Special Permit.

2 Because I know it's larger than what we

3 ordinarily allow.

4 RICHARD MCKINNON: I think what will

5 be our -- we'll take another look at it and

6 just do the math off the Article 7 Sign

7 Ordinance and see where we land on it.

8 PAMELA WINTERS: And maybe the font,

9 you know, look at the font and so forth,

10 because it is a historical -- it does have an

11 historical aspect to it.

12 RICHARD MCKINNON: Yes, and it does

13 bring a little color to the building.

14 PAMELA WINTERS: Right.

15 HUGH RUSSELL: Since no sign in the

16 city can be higher than the sill of the

17 second story window, it appears that's going

18 to need some relief on that regard.

19 STEVEN WINTER: Possibly, yes.

20 LEE BLOCH: It's not a sign. It's a

21 marker, didn't we. . . .



1                   HUGH RUSSELL: Okay. If we're  
2 concluded with our questions.

3                   So this is a public hearing, and each  
4 person when called upon, can come forward and  
5 speak for three minutes. And the only person  
6 who's indicated they wish to speak is Matara  
7 Malone.

8                   MATARA MALONE: Good evening. Hi,  
9 I'm a resident at One Leighton Street. My  
10 name is Matara, M-a-t-a-r-a Malone,  
11 M-a-l-o-n-e.

12                  So, I do live at One Leighton Street,  
13 Archstone, and my only question is the front  
14 of the maple leaf will coincide kind of with  
15 our parking where we go in to park on the  
16 right-hand side, and where are they going to  
17 park? And, also, is that going to be the  
18 front of the building? Because, you know,  
19 I'm thinking of pedestrians and also other  
20 car traffic. There is a parking lot to that  
21 building, but right now I think one of the

1           condos is using it. So, what's gonna happen  
2           with parking? Where are they parking?

3                   HUGH RUSSELL: Okay. So --

4                   MATARA MALONE: That's my only  
5           questi on.

6                   HUGH RUSSELL: And, Ri ch, do you  
7           want to address that?

8                   RI CHARD McKI NNON: Sure.

9                   The space, the lot that -- excuse me,  
10          that she's referring to is the one directly  
11          behind the maple leaf. That's actually  
12          parcel U of the Gilford's plan. So, that's  
13          not owned by Maple Leaf. And the Maple Leaf  
14          tenants will be parking at the extra spaces  
15          in our building. We have quite a -- what  
16          level do you park on?

17                  MATARA MALONE: Three. And it's  
18          packed.

19                  RI CHARD McKI NNON: There's a fourth  
20          as well.

21                  MATARA MALONE: There is a four as

1 well? No.

2 RICHARD MCKINNON: We have 80-odd  
3 numbers. We have 80 spaces that are  
4 available in the building easily. And so  
5 they would be using the very same entry into  
6 the very same garage. There wouldn't be any  
7 crossing, Mr. Chairman.

8 HUGH RUSSELL: Okay.

9 Is that covered in the transportation  
10 impact study?

11 RICHARD MCKINNON: Yes, it is.

12 HUGH RUSSELL: And do we have a  
13 reaction to the traffic study by our own  
14 folks?

15 SUSAN GLAZER: The Transportation  
16 Department has looked at the plans for this  
17 and they have no problems with the Maple Leaf  
18 tenants parking in the Archstone building.  
19 They've looked at the spaces, the number of  
20 spaces used and unused and they're  
21 comfortable with the parking plan.

1 HUGH RUSSELL: Okay.

2 Would anyone else wish to speak at this  
3 hearing? Heather, sure.

4 HEATHER HOFFMAN: Hi. I wasn't  
5 going to speak, but Heather Hoffman, 213  
6 Hurley Street, and I just wanted -- because  
7 the rest of the East Cambridge Planning Team  
8 had better things to do, and apparently I'm  
9 the wallflower or something. So I just  
10 wanted to read the one paragraph that I know  
11 people were thinking about. I was unable to  
12 attend the meeting on Wednesday so I didn't  
13 participate in the discussion, but the only  
14 concern that our members had was that of  
15 parking. While parking will be made  
16 available at the One Leighton Street garage,  
17 members expressed concern with the city's  
18 approach to not include the garage space in  
19 the rental price of each unit. It appears  
20 that a small percentage of tenants park in  
21 the East Cambridge neighborhood adjacent to

1 North Point, thus exacerbating the on-street  
2 parking issue. Members did acknowledge that  
3 this issue is not within the purview of this  
4 Board and should be explored with Traffic and  
5 Parking.

6 And Nancy Stein was here earlier, she  
7 brought the same subject up with Jeff  
8 Roberts, so I want to make sure that you  
9 understand how strongly my neighbors feel  
10 about this and whether or not it's completely  
11 within your purview. You're the Planning  
12 Board and you can certainly suggest to the  
13 city that maybe their planning isn't the best  
14 it could be in this regard.

15 Thanks.

16 HUGH RUSSELL: Okay, thank you.

17 Does anyone else wish to speak?

18 (No Response.)

19 HUGH RUSSELL: So shall we close  
20 this?

21 (All Board Members in Agreement.)

1                   HUGH RUSSELL: And it's my  
2                   understanding procedurally, because this is a  
3                   Major Amendment to a PUD Special Permit, it  
4                   follows the same general rules as the PUD  
5                   Special Permits, which is a preliminary  
6                   hearing which this is, and which we ask for  
7                   your revisions or additional information, and  
8                   then a final hearing. And my, I'm imagining  
9                   that that final hearing will not be very  
10                  distant in the future, a month or six weeks  
11                  or whenever it gets on to the schedule.

12                  So, questions? Steve, yes.

13                  STEVEN WINTER: Comments?

14                  HUGH RUSSELL: Now is our time to  
15                  comment on additional changes we want to see  
16                  in the proposal before the final submission.

17                  STEVEN WINTER: May I, Mr. Chairman,  
18                  may I ask if we might have Roger address the  
19                  Board and give his thoughts on this project?

20                  HUGH RUSSELL: Sure. Do you want to  
21                  do so, Roger?

1                   ROGER BOOTHE: Yes. Certainly we've  
2                   been looking at housing in this area for  
3                   some time now, and I personally never felt  
4                   that the use as an office building was going  
5                   to make that much sense. I think that's  
6                   what's kind of panned out in their marketing  
7                   efforts. And it's intriguing to see the  
8                   small loft type units. And we did discuss it  
9                   with our housing staff, and they have some  
10                  concerns about so many small units, but I  
11                  think the thinking is that this is adding to  
12                  a variety of types of units. And certainly  
13                  the One Leighton project has a lot of other  
14                  different kinds of units. So having variety  
15                  is good. And I believe the way they've  
16                  handled the building is quite sensible. It  
17                  takes advantage of the fact that there are,  
18                  you know, really nice fenestration  
19                  opportunities. And we're seeing that this  
20                  sort of small loft unit is very appealing,  
21                  particularly for young people for starting

1 out. Instead of one apartment serving for  
2 three, possibly unrelated units, that's why  
3 you get a small unit and it's all yours and  
4 that kind of thing. So we haven't seen that  
5 in Cambridge, but it certainly seems to be  
6 out there as an idea. I did look over the  
7 plans and I thought they were quite well laid  
8 out, and the fenestration in that sense, I  
9 think, from our point of view, we don't have  
10 any design issues.

11 HUGH RUSSELL: Thank you.

12 Sure, I think I heard Bill take a  
13 breath first.

14 WILLIAM TIBBS: I just had a  
15 clarification question. Are we only acting  
16 on the change of use or does the change of  
17 use trigger an action on everything else?

18 ROGER BOOTHE: What was the  
19 question?

20 WILLIAM TIBBS: Are we only acting  
21 on the change of use or does the change of



1 use trigger us to look at or act on other  
2 things?

3 ROGER BOOTHE: I think it's really  
4 just the change of use and any design issues  
5 that you may have.

6 RICHARD MCKINNON: It triggers a  
7 Major Amendment to our PUD Special Permit  
8 because it's a change of use. And it also  
9 triggers a 19.20 Special Permit, Large  
10 project review.

11 WILLIAM TIBBS: While you're there,  
12 I guess as a follow-up to what Roger just  
13 said, can you go into the decision to make  
14 all small units?

15 RICHARD MCKINNON: No, no, it's just  
16 sending all of it on to the second public  
17 hearing.

18 WILLIAM TIBBS: Oh, no, I guess, but  
19 I'm asking you now. I'm asking you about how  
20 you came to the decision to make all small  
21 units, just out of clarity?

1                   RICHARD MCKINNON: Yeah, it actually  
2 is.

3                   WILLIAM TIBBS: No, I didn't  
4 think --

5                   ROGER BOOTHE: How did you come to  
6 the decision to make all small units?

7                   RICHARD MCKINNON: Oh, excuse me.  
8 We've been getting asked for a tremendous  
9 amount of time, Bill, in the -- in our  
10 existing building as well as in our Kendall  
11 Square building, for small units. We have  
12 some units in Kendall Square that are less  
13 than 425 and they always are leased. We've  
14 been finding that Archstone has 250 units in  
15 their portfolio that are under 425 feet.  
16 They are always leased. They always lease  
17 faster than all of the other units in a  
18 portfolio. We're gonna -- we've got a wide  
19 range of more traditional unit types in the  
20 426 unit building where I live. We'll have a  
21 more widespread use in Phase II which is

1 another 330. So this building seemed to lay  
2 out particularly well to meet that market.

3 WILLIAM TIBBS: Thank you.

4 RICHARD MCKINNON: You bet.

5 HUGH RUSSELL: Charles.

6 CHARLES STUDEN: I'm not certain  
7 what can be done about this, but one of the  
8 things that concerns me is the rooftop  
9 mechanicals on this building, which I'm  
10 assuming will generate a certain amount of  
11 noise, actually quite a bit of noise if I'm  
12 not mistaken, and the impact of that noise on  
13 the people living in Archstone Phase I,  
14 again, in particular the units that are at  
15 the roof level and above, you can imagine  
16 what that's going to be like for the people  
17 living in that building. And so, again, I  
18 don't know what kind of rooftop mechanical  
19 equipment is available or what can be done to  
20 soften that impact, but I think it could be  
21 significant.

1                   JANIS MAMAYEK: Well, visually there  
2 will be a lot less equipment. If I could,  
3 there's quite a bit of equipment on there now  
4 as well as a large elevator penthouse. In  
5 our renovations we'll be putting in a machine  
6 room with elevator so the structure will be  
7 smaller. And the individual units will be  
8 serviced within individual units so that it's  
9 not building based, it's more common area  
10 based that the rooftop area will service. It  
11 will be less equipment. Yes, there will be a  
12 noise issue. Some of the renderings are --  
13 well, there's a hint at the screen. The  
14 angle doesn't allow you to see it. But we do  
15 understand that we will need some kind of  
16 acoustic screening around there. The full  
17 caliber of the, you know, of the level of  
18 screening that's required hasn't been fully  
19 determined yet. But it is understood we'll  
20 need some kind of mitigation there.

21                   LEE BLOCH: I would just also add

1 just as owner of the building is our best  
2 interest is to make sure that those units  
3 are, you know, and those tenants are not  
4 disturbed, we wouldn't want to create  
5 non-leasable units to, you know.

6 RICHARD MCKINNON: We're all one  
7 family here.

8 LEE BLOCH: Right.

9 HUGH RUSSELL: I want to follow up  
10 on the answer. You said each apartment will  
11 have its own system. Does that mean they'll  
12 be on one side of the building 55 compressors  
13 facing out?

14 JANIS MAMAYEK: No, no. We're  
15 looking at package terminal heat pump units.

16 HUGH RUSSELL: Okay. So you'll have  
17 a cooling tower and a boiler somewhere for  
18 the whole project?

19 JANIS MAMAYEK: No. It's all  
20 contained within each unit.

21 HUGH RUSSELL: Okay. So each -- so

1           you're going to have, say, essentially you've  
2           got 50 units that are putting noise out on  
3           each side of the building, that cumulative  
4           impact should also be looked at because it's  
5           right across the street from One Leighton  
6           Street. And even though each unit isn't very  
7           noisy, 50 of them together are something like  
8           15 or 16 decibels louder than the noise on a  
9           single one.

10                   RICHARD MCKINNON: Would you like us  
11           to address that specifically when we return?

12                   HUGH RUSSELL: Yes.

13                   RICHARD MCKINNON: Okay.

14                   HUGH RUSSELL: As you point out,  
15           it's, you know, you're at the moment are the  
16           most severely impacted party.

17                   RICHARD MCKINNON: Yes.

18                   HUGH RUSSELL: But partial to you,  
19           who knows what's going to go there. It was  
20           thought it was going to be commercial ten  
21           years ago, but who knows.

1                   RICHARD MCKINNON: We won't be  
2 surprised if parcel U is a residential parcel  
3 as well, yes. It might be the very same  
4 issue on the back side.

5                   HUGH RUSSELL: Now, I think the next  
6 person was Pam. I was looking on this side.  
7 Please go.

8                   PAMELA WINTERS: Okay. Just a quick  
9 comment. The loft spaces may appeal to  
10 artists who like that open space. Just a  
11 thought. I know that they're always looking  
12 for open space for large canvases and so  
13 forth. And it's just a --

14                  RICHARD MCKINNON: All of -- in  
15 terms of inside the building?

16                  PAMELA WINTERS: Uh-huh.

17                  RICHARD MCKINNON: All of the  
18 amenities, the open space amenities are going  
19 to be available -- that are available to the  
20 tenants at One Leighton are going to be  
21 available here.

1 PAMELA WINTERS: Great.

2 RICHARD MCKINNON: We have a large  
3 Cambridge room for meetings and things like  
4 that. We have a cafe. We have a 24/7  
5 swimming pool and a 24/7 gymnasium.

6 HUGH RUSSELL: Right. Each  
7 apartment is somewhat smaller than this room  
8 in total.

9 PAMELA WINTERS: Oh, okay. Oh. Oh.

10 RICHARD MCKINNON: So they look very  
11 keenly towards what amenities, public  
12 amenities, common amenities are available.  
13 That's very much part of the trend to going  
14 to the smaller units.

15 PAMELA WINTERS: I see.

16 LEE BLOCH: And I think in also to  
17 your point, the differential unit type will  
18 attract, you know, different tenants. And we  
19 do hope it will bring some artists that can  
20 utilize the loft space, and there will be a  
21 lot of light, so it would be a perfect type



1 of place for that.

2 PAMELA WINTERS: Okay.

3 HUGH RUSSELL: There won't be room  
4 for large canvases.

5 PAMELA WINTERS: No, there won't be.  
6 Sorry.

7 LEE BLOCH: It would have to be a  
8 very large canvas.

9 PAMELA WINTERS: I didn't look at  
10 the architectural drawings very closely.

11 And one more question I had to address  
12 to Heather's comment and the East Cambridge  
13 comment, so you're going to be having 80  
14 parking spaces and there's a hundred and --  
15 how many? 104 units; is that correct.

16 RICHARD MCKINNON: Yes, it will be  
17 close to, a little bit above 80. 81 I guess.  
18 It will be 0.8 percent.

19 PAMELA WINTERS: Okay.

20 RICHARD MCKINNON: Rather than one  
21 to one, 0.8 to one. This is a constant

1 conflict as you know, where the neighbors  
2 would always prefer us to have three parking  
3 spaces for every unit, and the city's policy  
4 goes in a different direction.

5 PAMELA WINTERS: Right.

6 So what made you choose not to have one  
7 to one rather than --

8 RICHARD MCKINNON: Well, because we  
9 found that we're able to do it at One  
10 Leighton Street very successfully.

11 HUGH RUSSELL: And the ratio there  
12 is something like 0.64 or something like  
13 that?

14 LEE BLOCH: The differential to --  
15 Scott can speak to this. The differential  
16 for small units versus big units was  
17 significant.

18 RICHARD MCKINNON: Was even smaller,  
19 right?

20 LEE BLOCH: There's less demand on  
21 the smaller units than there was on the large

1           uni ts.

2                   PAMELA WINTERS: Great. It seems  
3 I like you had experience with that, too, so I  
4 just wanted to mention that and to ease the  
5 concerns of the East Cambridge Planning Team.

6                   Thank you.

7                   RICHARD MCKINNON: Okay, thank you.

8                   HUGH RUSSELL: Okay. Tom, I guess  
9 we're going down the table.

10                  THOMAS ANNINGER: The only thing I  
11 would like to do is to go back to your map  
12 because I found the maps, as I was going  
13 through, not as crisp as I would have liked  
14 them to be to answer my questions about where  
15 is what.

16                  RICHARD MCKINNON: This one?

17                  THOMAS ANNINGER: Yes.

18                  Phase II is to the left or we'll call  
19 it the --

20                  RICHARD MCKINNON: So this sort of  
21 triangular shape, Tom, is Phase II.

1 THOMAS ANNINGER: That's Phase II.

2 I remember it well.

3 RICHARD MCKINNON: Yes. Even though  
4 it turns out to be actually Phase III as it  
5 were. It's confusing.

6 THOMAS ANNINGER: So you're calling  
7 Maple Leaf Phase III now?

8 RICHARD MCKINNON: Essentially.

9 THOMAS ANNINGER: I see.

10 And remind me where One Leighton is.

11 RICHARD MCKINNON: This building  
12 right here is One Leighton Street. 426  
13 units.

14 THOMAS ANNINGER: So when you say  
15 Phase I and One Leighton, that's one in the  
16 same?

17 RICHARD MCKINNON: Same thing,  
18 right. I'm sorry.

19 THOMAS ANNINGER: And that parking  
20 lot above the Maple Leaf building, that's not  
21 yours and will stay there?

1                   RI CHARD McKI NNON: That' s owned by  
2                   Gi l ford. That' s parcel U.

3                   THOMAS ANNI NGER: So that' s what you  
4                   were sayi ng when you sai d parcel U, you' re  
5                   tal ki ng about that parki ng there?

6                   RI CHARD McKI NNON: Si erra i s parcel  
7                   S. Obvi ousl y Tango i s parcel T.

8                   THOMAS ANNI NGER: T.

9                   RI CHARD McKI NNON: And then the next  
10                  one parcel U.

11                  THOMAS ANNI NGER: And you thi nk that  
12                  mi ght end up bei ng resi denti al ?

13                  RI CHARD McKI NNON: It wi ll. I mean  
14                  we had heard that at one time. But there  
15                  hasn' t been a lot of -- at l east wi th Lee and  
16                  I there hasn' t been an overdose of  
17                  communi cati on wi th our nei ghbors, you know.

18                  HUGH RUSSELL: So i t' s zoned ri ght  
19                  now and permi tted to be ei ther.

20                  THOMAS ANNI NGER: I t' s permi tted to  
21                  be ei ther. Do you remember what i t was on

1 the original master plan?

2 HUGH RUSSELL: The original master  
3 plan, the expectation was that that was going  
4 to be a commercial.

5 THOMAS ANNINGER: Commercial  
6 building.

7 HUGH RUSSELL: Because of the --

8 THOMAS ANNINGER: Next to another  
9 commercial building, Maple Leaf.

10 HUGH RUSSELL: Right. But the  
11 rationale was because that building could  
12 have access directly to the Charlestown  
13 Bridge, it gave it good access to the Orange  
14 Line station.

15 RICHARD MCKINNON: Yes, very easily.

16 HUGH RUSSELL: But as we all know,  
17 markets aren't under developer's controls.  
18 Or planner's controls.

19 THOMAS ANNINGER: Okay, I understand  
20 a little bit better now how it all fits  
21 together.

1                   RI CHARD McKI NNON: Does that hel p?

2                   THOMAS ANNIN GER: Thank you. Yes,  
3                   i t does.

4                   I thi nk i n your next round a somewhat  
5                   ful l er map woul d be hel pful .

6                   WI LLI AM TI BBS: Yes.

7                   RI CHARD McKI NNON: Wel l , we can do  
8                   one of al l of North Poi nt thi s side of the  
9                   bri dge i f you woul d l i ke.

10                  THOMAS ANNIN GER: Wel l , why don' t  
11                  you gi ve us the context a l i ttle bi t better,  
12                  broader.

13                  RI CHARD McKI NNON: I mean I' ve done  
14                  i t wi th the photograph as you know, but maybe  
15                  we' l l do i t --

16                  THOMAS ANNIN GER: Even the  
17                  photograph di dn' t --

18                  RI CHARD McKI NNON: -- the graphi c  
19                  pl an.

20                  HUGH RUSSELL: Okay, so --

21                  RI CHARD McKI NNON: Okay, we' l l put

1 the whole, as of root, plan out for the  
2 Gilford property as well.

3 HUGH RUSSELL: Ted.

4 H. THEODORE COHEN: Going back to  
5 the parking issue and ECaPs concern, do you  
6 have any other information from One Leighton  
7 of the number of people who park their cars  
8 on the other side of the highway in East  
9 Cambridge neighborhood streets?

10 RICHARD MCKINNON: You know, I'll  
11 tell you something, I expect there's very  
12 little.

13 H. THEODORE COHEN: It's a long way.

14 RICHARD MCKINNON: It's not just  
15 that. And being realistic, many of the  
16 people are paying \$3,000 a month or more for  
17 their apartments. The first thing they do is  
18 put down \$700 for the rights to use the gym  
19 and the pool. It's just not where they're  
20 going to try to save money on \$200 a month on  
21 a parking space. I think realistically it's



1 the nature of this building which is  
2 expensive because we have so many water views  
3 in the building, so, you know, we think it's  
4 de minimus.

5 HUGH RUSSELL: I mean, right now  
6 there isn't a lot of visitor parking  
7 available which I'm aware of because my  
8 husband actually had much rehearsals in your  
9 building and chose to drive rather than  
10 bicycle which was my advice and, you know, he  
11 had trouble finding parking. And I'm sure he  
12 had trouble at East Cambridge.

13 RICHARD McKINNON: Sure.

14 HUGH RUSSELL: And I guess -- so  
15 maybe some explanation about visitor parking  
16 would be -- because the streets that Sierra  
17 and Tango are on -- are assigned for you  
18 know.

19 RICHARD McKINNON: Authorized.

20 HUGH RUSSELL: Authorized tenants  
21 only. And I don't know what the status of

1 Glassworks Avenue is.

2 RICHARD MCKINNON: Well, we would  
3 like to have a discussion with the city about  
4 that in terms of visitor parking for our  
5 buildings, particularly since we own the  
6 property. That is Archstone property. And  
7 because we were left to build the street when  
8 things ran amuck with the previous  
9 partnership. So it would be wonderful for us  
10 to have some visitor parking on that street.  
11 And that's in a conversation we'd like to  
12 have with Cambridge. We're not going to need  
13 it until we do Phase II. And we're going to  
14 need it for, you know, for a short time doing  
15 access and building that front of the  
16 building.

17 H. THEODORE COHEN: On that plan, on  
18 that overview, is the T parking visible?

19 RICHARD MCKINNON: Yes. Let's see,  
20 it's right in here.

21 H. THEODORE COHEN: And is it going

1 to remain there once the T moves?

2 RICHARD MCKINNON: Well, you know, I  
3 mean, it's going to remain there for quite  
4 sometime. As you know, the relocation of the  
5 T station was just kicked down the street  
6 another four years, so it's going to be there  
7 for sometime. And that's reasonable parking.  
8 That's only five bucks to park there.

9 H. THEODORE COHEN: And is that  
10 available all night?

11 RICHARD MCKINNON: Yes, all night.  
12 Yes.

13 So, I mean, you know, if I have a bunch  
14 of people over to watch the fight over at my  
15 house, then that's where I tell them to park.

16 HUGH RUSSELL: Steve, did you want  
17 to speak?

18 STEVEN WINTER: I just have one  
19 question. The drawings show the building in  
20 tan on tan in some photos and then this one  
21 is tan on purple.

1                   RICHARD MCKINNON: It's on the  
2 slides. Our architects have been working.  
3 Yeah, that's the one.

4                   STEVEN WINTER: That's the one?

5                   RICHARD MCKINNON: That's the one,  
6 yes. They were a bit severe in the  
7 application, but the renderings have been  
8 advanced since then. So the one in the  
9 PowerPoint tonight.

10                  HUGH RUSSELL: Okay. So any further  
11 comments?

12                  THOMAS ANNINGER: I guess I would  
13 just like to say that I think the work by the  
14 architect to take that building up in the  
15 corner and to transform it with what I think  
16 is a relatively light hand, into something  
17 dramatically better and different with  
18 contrast and interesting windows and so on,  
19 has been done very well. I think it's a very  
20 graceful transposition, transformation, and  
21 so I'm pleased with what I'm looking at. And

1 I can see why the East Planning Team liked it  
2 as well.

3 STEVEN WINTER: Indeed. Good  
4 comment, Tom.

5 RICHARD McKINNON: Thank you.

6 HUGH RUSSELL: So, tonight we have  
7 to make a preliminary determination I guess.

8 Rich referred to a narrative which  
9 seems to start on Phase II.

10 RICHARD McKINNON: Pages 2 through  
11 10, Mr. Chairman.

12 CHARLES STUDEN: Yes, pages 2  
13 through 10.

14 HUGH RUSSELL: But tonight we're not  
15 granting the permit, we're just granting a  
16 preliminary determination.

17 RICHARD McKINNON: Yes. Development  
18 proposal sending us to the final development  
19 plan second round.

20 HUGH RUSSELL: Right.

21 So we probably would not reference

1 these ten pages of things in our decision for  
2 tonight's action; right? Is that correct?

3 RICHARD McKINNON: Right. So we can  
4 do it except for those references to Article  
5 19.

6 HUGH RUSSELL: But we're not voting  
7 the Special Permit tonight?

8 RICHARD McKINNON: Correct.

9 WILLIAM TIBBS: Correct.

10 HUGH RUSSELL: So I would propose  
11 that we would make a motion that would say  
12 that we are sending this -- or granting  
13 preliminary review for approval of the  
14 project as submitted. That we agree that the  
15 change in use is appropriate for this  
16 building, and that we have reviewed the items  
17 on pages 3 through 10 and they do not --  
18 there aren't issues beyond those which we've  
19 already brought up in our discussion, and  
20 that we would vote to make the determination  
21 tonight of the approval of a preliminary

1           submi ssi on.

2                   THOMAS ANNINGER:  Devel opment pl an.

3                   HUGH RUSSELL:  Yes.  And so that' s  
4           acceptabl e to the Peti ti oner as a moti on.

5                   Jeff, does that work for you.

6                   JEFF ROBERTS:  It' s just that at  
7           thi s poi nt the fi ndi ng, or the deci si on i s to  
8           approve the devel opment propos al , to deny the  
9           devel opment propos al , or to approve, whi ch i s  
10          most typi cal to approve for requests for  
11          modi fi cati on.  So i f you have any requests  
12          for changes you' d l i ke to see i n the fi nal  
13          devel opment pl an, then those are attached to  
14          the prel i mi nary determi nati on.

15                  HUGH RUSSELL:  So that' s the route  
16          we' re goi ng down.  We di scussed i nformati on,  
17          but I' m not sure those are actual ly speci fi c  
18          changes, but i t' s more i nformati on.

19                  Okay, woul d somebody l i ke to make a  
20          moti on to that affect.

21                  WILLIAM TIBBS:  So moved.  I s that

1           okay?

2                   HUGH RUSSELL:  Is there a second?

3                   CHARLES STUDEN:  Second.

4                   HUGH RUSSELL:  Okay, Charles is  
5           second.

6                   Any di scussi on on that moti on?

7                   (No Response. )

8                   HUGH RUSSELL:  To approve wi th  
9           condi ti ons, al l those i n favor?

10                  (Show of hands. )

11                  HUGH RUSSELL:  Al l members voti ng i n  
12           favor.

13                  (Russel l , Anni nger, Ti bbs, Wi nters,  
14           Cohen, Wi nter, Studen. )

15                  HUGH RUSSELL:  Is there any more  
16           busi ness to come before us toni ght?

17                  LI ZA PADEN:  No.

18                  HUGH RUSSELL:  Then we are  
19           adj ourned.

20                  (Whereupon, at 8: 45 p. m. , the

21                  Pl anni ng Board Meeti ng Adj ourned. )



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