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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, November 15, 2011

7:00 p.m.

in

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

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

Community Development Staff:
 Brian Murphy, Assistant City Manager
 Susan Glazer
 Liza Paden
 Roger Boothe
 Stuart Dash
 Taha Jennings

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I N D E X

GENERAL BUSINESSPAGE

1. Board of Zoning Appeal Cases 3
2. Update, Brian Murphy,
Assistant City Manager
for Community Development 149
3. Adoption of the Meeting Transcript(s) x

PUBLIC HEARING

PB#264, 2-10 Brattle Circle, Townhouse
Special Permit (Sections 4.31.d and 11.10) 36

GENERAL BUSINESS

1. deRham, et. Al. Zoning Petition to amend
the Zoning Ordinance, Section 19.16 61
2. PB#243, Alexandria, 75-251 Binney Street,
Design Review as required in Condition #2 72
3. PB#243, Alexandria, 251 Binney Street,
Construction Management Plan 117
4. PB#247, 22 Water Street, Minor Amendment
request for design modification pursuant to
Section 12.37.2 124
5. PB#141, Cambridge Research Park, approval
of a cafe use on ground floor of Building D
(Postponed)

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P R O C E E D I N G S

RUSSELL: Good evening. This is the meeting of the Cambridge Planning Board.

First item on our agenda is a review of the Zoning Board of appeal cases.

LIZA PADEN: These are the cases that are going to be heard December 1st, and I don't know if anybody had any questions about those particular cases. We also have a person here to discuss and answer any questions for the Special Permit for the antenna at Cambridge Park Drive.

CHARLES STUDEN: Is that on here?

LIZA PADEN: No, that will be on the agenda for December 15th, but given the schedule, I'd thought it was better sooner rather than later.

CHARLES STUDEN: Case 10183, the banner sign.

LIZA PADEN: Yes. Blick banner. Blick's banner.

1 So the problem for Blick is that the
2 sign that they want to have is this banner
3 which would hang from the building and it's
4 larger than is allowed.

5 CHARLES STUDEN: Why does it have to
6 be larger? How big would it be if they
7 complied?

8 LIZA PADEN: 13 square --

9 HUGH RUSSELL: 13 square feet.

10 CHARLES STUDEN: And this is how
11 many?

12 LIZA PADEN: 12 by 3. So it's 36
13 square feet. The other complication is the
14 location where they want to put this, is they
15 want to put the banner at the second floor,
16 at the top of the second floor window. And
17 the Sign Ordinance allows you to put it at
18 the second floor sill. So it's too tall and
19 it's too big.

20 CHARLES STUDEN: And this is on
21 Mass. Ave.

1 LIZA PADEN: This is in Central
2 Square.

3 HUGH RUSSELL: Right. So there's no
4 showing that a permitted sign wouldn't work
5 for them?

6 LIZA PADEN: No, I didn't -- I asked
7 them for that and I didn't get it.

8 HUGH RUSSELL: Okay. The only thing
9 is we felt that we've been approving banners
10 for cultural institutions, this would be
11 another step to a business that's serves
12 artists. I don't think we should -- I think
13 we should recommend against this. Just
14 because it's --

15 CHARLES STUDEN: I tend to agree
16 with you. And I wonder why they're reluctant
17 to supply what they could do -- it would be
18 helpful, what they can do under the Ordinance
19 so you can compare what you would be able to
20 do versus what they're asking to do just so
21 see how different it really is. As you said,

1 you tried.

2 LIZA PADEN: I asked and they, you
3 know, I wrote the certification saying it was
4 too tall and too big, and they went on their
5 way from there.

6 H. THEODORE COHEN: And is this the
7 former Pearl space?

8 HUGH RUSSELL: I don't think so.

9 LIZA PADEN: No, it's not. It's
10 further down the street.

11 HUGH RUSSELL: It's only a few shops
12 from --

13 LIZA PADEN: And it's not as big as
14 the Pearl Art Supply, but it's the same side
15 as Mass. Ave.

16 HUGH RUSSELL: It's great we haven't
17 lost all the suppliers.

18 LIZA PADEN: We have a pen supplier
19 now. It's very important. Bill's not here
20 tonight by the way.

21 CHARLES STUDEN: You know, the other

1 issue that I have with something like this,
2 it has to do with the context. It's hard to
3 evaluate this kind of thing in Central Square
4 without kind of knowing what's on either side
5 of it. You know --

6 LIZA PADEN: Right.

7 CHARLES STUDEN: You know?

8 LIZA PADEN: Right.

9 CHARLES STUDEN: Because under a
10 certain circumstance I could see it,
11 depending on the condition, but without any
12 reference, it's a little hard to know how to
13 react to it.

14 THOMAS ANNINGER: That's a good
15 point.

16 PAMELA WINTERS: Is the picture down
17 there, Tom?

18 THOMAS ANNINGER: Yes, it's coming.

19 H. THEODORE COHEN: All you can see
20 from this is that they're trying to be the
21 same size as the window. And it looks like

1 there might be an awning or an overhang below
2 it so maybe there is some problem. You can't
3 tell.

4 CHARLES STUDEN: Right.

5 THOMAS ANNINGER: I mean, I don't
6 disagree with Hugh and Charles. I find the
7 design of what we're looking at kind of
8 cheerful and bright and somewhat engaging
9 with a little painfully thing at the top. It
10 depends on the context as somebody said. I
11 think it was you, Charles. But in the right
12 context I could see how that could add to the
13 animation of the area, but maybe we're going
14 down a path we don't want to go down.

15 HUGH RUSSELL: Well, I mean to grant
16 a legal variance, the Zoning Board would have
17 to find that the circumstance of this lot are
18 materially different than the other adjoining
19 properties in the district and that there's a
20 hardship in their conformity. I can't
21 imagine they could make it larger. I don't

1 think we should be just sort of allowing
2 anybody to come in and ask for anything
3 without reasons. I think once you start
4 saying oh, well, it's pretty, so it's okay,
5 then, you know, then you're basically
6 throwing out the Ordinance and saying there's
7 a different standard. They have to try to
8 get sort of a level playing ground that this
9 is an overall or good design.

10 H. THEODORE COHEN: Right. Well,
11 that's the problem we recognized with the
12 Sign Ordinance when we were talking about the
13 branding signs that to go for a Variance
14 which a lot of people were arguing we should
15 do or require, needs them to approve
16 something that's basically impossible to
17 approve.

18 HUGH RUSSELL: Right.

19 THOMAS ANNINGER: Those are my
20 points.

21 LIZA PADEN: Okay. Are there any

1 other cases?

2 HUGH RUSSELL: Dormers, porches.

3 The Sci arappa Street case, 10188?

4 LIZA PADEN: Yes.

5 HUGH RUSSELL: So it appears they're
6 looking for a substantial floor area variance
7 from 0.75 admitted to 1.10 proposed. And the
8 setbacks like every building in East
9 Cambridge have nothing to do with the
10 Ordinance.

11 LIZA PADEN: Right.

12 HUGH RUSSELL: Which concerns me
13 less.

14 LIZA PADEN: That's the one they
15 want to put two units on that lot I believe.

16 HUGH RUSSELL: Two units. So are
17 there two units there now they say?

18 LIZA PADEN: Right. So they want to
19 replace the two units. And one of the things
20 they want to do is the configuration on this
21 lot is such that they're going to have a

1 driveway and then the parking will be under
2 the building. And I think that's one of the
3 things that drives the setbacks on the other
4 side is to get the off street parking spaces.
5 I mean, one advantage is you don't have the
6 garages facing the street. You have to pull
7 in off the street and then make a turn into
8 the garage.

9 HUGH RUSSELL: So the garages are in
10 the back?

11 LIZA PADEN: I thought it was on the
12 side. It comes down the side.

13 HUGH RUSSELL: It's hard to tell.

14 LIZA PADEN: It's a lot of paper
15 with this one.

16 HUGH RUSSELL: So the big bump is
17 the Sciarappa?

18 LIZA PADEN: Yes.

19 HUGH RUSSELL: And the big bump is
20 the garage?

21 LIZA PADEN: Right, off to the side.

1 Where's north on that one? Oh, you're right.

2 HUGH RUSSELL: So we have two
3 garage --

4 LIZA PADEN: They will be on the
5 street.

6 HUGH RUSSELL: Yes. You have two
7 garage doors right on the street.

8 PAMELA WINTERS: They were not there
9 before.

10 HUGH RUSSELL: Apparently not.

11 LIZA PADEN: I think it was open
12 parking on the lot. There was no garage
13 space.

14 HUGH RUSSELL: Right.

15 LIZA PADEN: The existing lot, one
16 was vacant and the other one had a house
17 sitting -- it had two families sitting on it.

18 HUGH RUSSELL: This is really not
19 designed in terms of the rest of the
20 neighborhood, but on the other hand it's not
21 -- it's the garage doors that are

1 i n c o n s i s t e n t .

2 L I Z A P A D E N : R i g h t .

3 H U G H R U S S E L L : T h i s s t u f f i s a l l
4 k i n d o f s e e m s i t w o u l d f i t c o m f o r t a b l y i n
5 E a s t C a m b r i d g e .

6 P A M E L A W I N T E R S : I s i t a
7 c o n t e m p o r a r y l o o k o f i t ?

8 L I Z A P A D E N : W e l l , I t h i n k i t ' s t h e
9 t w o d o o r s s i t t i n g o n t h e s i d e w a l k b e c a u s e
10 t h a t ' s w h e r e t h e y ' r e r i g h t w i t h i n f i v e f e e t
11 o f t h e s e t b a c k .

12 H U G H R U S S E L L : T h e h o u s e s a r e s e t
13 b a c k , b u t t h e g a r a g e i s p u t f o r w a r d .

14 P A M E L A W I N T E R S : Y e s .

15 H U G H R U S S E L L : A n d i n a w a y t h a t ' s
16 j u s t t h e o p p o s i t e .

17 L I Z A P A D E N : R i g h t . A n d I t h i n k
18 t h a t ' s h o w t h e y g e t t h i s d e c k a r e a o u t
19 o v e r l o o k i n g t h e s t r e e t .

20 P A M E L A W I N T E R S : W h i c h i s o n t o p o f
21 t h e g a r a g e ?

1 LIZA PADEN: Yes.

2 PAMELA WINTERS: I see.

3 What would happen if they put the whole
4 thing in the back and had the deck area
5 looking -- what would the deck area look out
6 into?

7 LIZA PADEN: I don't know.

8 CHARLES STUDEN: There probably
9 wouldn't be enough turning room on the lot to
10 put it on the back side.

11 PAMELA WINTERS: That's true.

12 LIZA PADEN: You wouldn't be able to
13 get back there, right.

14 CHARLES STUDEN: Wouldn't be able to
15 get back there and navigate. That's why
16 they're solving it the way they are, even
17 though it's not very attractive.

18 HUGH RUSSELL: I mean, I think if
19 you were to analyze the block, I'd be
20 surprised if too many of the structures on
21 the block actually were in conformance with

1 the floor area ratio. So I think that part
2 of it may not actually -- it doesn't produce
3 a structure that seems out of character. I
4 think my opinion would be if you want garages
5 from the street, then they should be in the
6 setback portion and should be separated, and
7 the front door of the building should be out
8 there in the street.

9 Does anybody else want to look at the
10 package?

11 LIZA PADEN: You want to look at the
12 package?

13 THOMAS ANNINGER: Yes, I do.

14 HUGH RUSSELL: Would you send our
15 advice --

16 LIZA PADEN: Yes.

17 HUGH RUSSELL: -- on that case?

18 LIZA PADEN: So, if there's no other
19 cases for that agenda --

20 H. THEODORE COHEN: I have a
21 question.

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

2 H. THEODORE COHEN: 10181, Dudley
3 Cedar Street.

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

5 H. THEODORE COHEN: Seeking a
6 reduction in parking, but there are 13
7 parking spaces for a two-family house?

8 L I Z A P A D E N: The lot in question is
9 the corner of Dudley and Cedar Street, and at
10 the moment there is an existing multi-family
11 building which has ground floor office and it
12 has 20 units in the apartment building
13 upstairs. And so part of this lot has an
14 open parking lot which they have had a number
15 of proposals to develop this site. So when
16 they say that they have the lot, it's part of
17 it is because the parking goes with the
18 apartment building. I don't know if you
19 remember, this was a proposal that came
20 previously -- here's the apartment building.
21 Here's one, here's two. Here's the 20 units,

1 and here's the proposed new parking scheme
2 and that's the proposed new house.

3 H. THEODORE COHEN: So what they're
4 building is just this house?

5 LIZA PADEN: Yes.

6 H. THEODORE COHEN: And reducing the
7 currently existing parking?

8 LIZA PADEN: Right.

9 And this came in earlier, and there was
10 a proposal to put another structure,
11 accessory structure which would have laundry
12 facilities in it. I don't know if you
13 remember this one. It was... It met with a
14 lot of resistance in the neighborhood.

15 PAMELA WINTERS: Was it the laundry?

16 LIZA PADEN: No, I think the whole
17 -- the laundry, the additional units of
18 housing, yes.

19 HUGH RUSSELL: I would propose that
20 we leave this to the Zoning Board because
21 this is the case where they would be hearing

1 testimony and the wisdom to address it
2 properly. We don't really know the
3 background here, it doesn't make sense to us.

4 Okay. So now we can talk about the
5 whip antenna.

6 LIZA PADEN: Yes. So this is an
7 application to the Board of Zoning Appeal for
8 an antenna installation at the building at
9 200 Cambridge Park Drive. And the antenna
10 itself would be used by Pfizer for
11 communication to its other locations. And if
12 you want to give a short overview about it
13 that would be great.

14 ATTORNEY RICARDO SOUZA: Sure.

15 HUGH RUSSELL: Let me just start off
16 with a single question. The antenna that's
17 involved is a very small antenna. That's an
18 inch and a half in diameter and 15 foot tall
19 and on top of an ugly building that has all
20 kinds of other stuff there? Is that it?

21 LIZA PADEN: Yes.

1 HUGH RUSSELL: I'm not asking you to
2 comment.

3 ATTORNEY RICARDO SOUZA: That's a
4 fair summary.

5 HUGH RUSSELL: Okay, so this should
6 not be a very big deal; right?

7 ATTORNEY RICARDO SOUZA: We don't
8 think it is. But it's required that we come
9 here, and we'd like to answer questions.

10 THOMAS ANNINGER: I'll manage to --
11 so I would still like you to go ahead and
12 tell us what you're going to tell us because
13 I do have questions.

14 ATTORNEY RICARDO SOUZA: Of course.
15 And so once again, Ricardo Souza from Prince,
16 Lobel representing Pfizer, and we're
17 requesting a Special Permit from the Board of
18 Zoning Appeals to install one whip style
19 antenna that is 13 feet -- excuse me, 17 feet
20 long and it will extend 13 feet above an
21 existing penthouse on the rooftop of this

1 building. The building itself is fairly tall
2 to begin with. It's 111 feet tall. If you
3 count the penthouse that's up there, it's 136
4 feet tall. And in addition to that there's a
5 flue pipe, a fairly sizeable flue pipe up
6 there that extends up to 136 feet. And so
7 our proposed one whip style antenna will not
8 extend higher than the existing flue pipe
9 that's already on the rooftop. And as you
10 may know, this is used as a research and
11 development facility for Pfizer. And the
12 purpose of this whip style antenna is to
13 improve their communication system for their
14 aviation. So the antenna will not allow them
15 to communicate from building to building.
16 For example, they won't be able to
17 communicate from the building in Cambridge to
18 their building in Trenton or their building
19 in New York City, but it will allow the
20 aviation system to communicate better between
21 the plane themselves and the pilots and their

1 system operation center. And they do have
2 aviation, that's an important aspect of their
3 business. And currently their aviation
4 system, the current aviation system is
5 outdated, is obsolete, and really has
6 improper methodologies. And so with an FCC
7 license, they're asking to install this one
8 whip style antenna, much like they have also
9 installed in Washington, D.C.; Collegeville,
10 Pennsylvania; Gordon, Connecticut; and West
11 Trenton, New Jersey. And so this will
12 supplement their system.

13 I also have some photos, if you like,
14 that helps describe what this whip antenna
15 will look like. I apologize, I put them on a
16 board so hopefully you can see them from your
17 respective seats.

18 HUGH RUSSELL: This one you've
19 actually given us.

20 CHARLES STUDEN: They're in our
21 packet, too.

1 ATTORNEY RICARDO SOUZA: Right. And
2 so this tries to superimpose what the antenna
3 is going to look like compared to the very
4 large flue pipes. And we will be installing,
5 facade mounting it, the base of the facade --
6 the base of the antenna will be facade
7 mounted on this existing penthouse here. And
8 this is essentially what it's going to look
9 like.

10 (Ahmed Nur Seated.)

11 HUGH RUSSELL: Tom is our tech guy.

12 THOMAS ANNINGER: Can you come a
13 little closer?

14 ATTORNEY RICARDO SOUZA: I can, of
15 course.

16 THOMAS ANNINGER: I don't recognize
17 this.

18 ATTORNEY RICARDO SOUZA: That's the
19 existing penthouse.

20 THOMAS ANNINGER: I know. Your
21 photo doesn't do the ugliness of the building

1 j u s t i c e.

2 ATTORNEY RICARDO SOUZA: I t l o o k s
3 f a i r l y n i c e.

4 THOMAS ANNINGER: I t l o o k s f a i r l y
5 n i c e.

6 ATTORNEY RICARDO SOUZA: T h a t ' s
7 t r u e.

8 THOMAS ANNINGER: I d o h a v e a f e w
9 q u e s t i o n s f o r y o u i n s p i t e o f w h a t m y
10 c o l l e a g u e s h a v e s a i d.

11 ATTORNEY RICARDO SOUZA: S u r e.

12 THOMAS ANNINGER: S o m e t h i n g s t r u c k
13 m e, y o u s a i d t h a t t h e r e w e r e v i r t u a l l y n o
14 a l t e r n a t i v e s a n d t h i s i s a v e r y r a r e a n d
15 u n i q u e s i t e f o r t h i s k i n d o f a u s e. C a n y o u
16 t e l l m e w h y t h a t ' s s o?

17 ATTORNEY RICARDO SOUZA: I t h i n k
18 t h i s i s t h e b e s t a l t e r n a t i v e i n t h e s e n s e
19 t h a t i t ' s a P f i z e r f a c i l i t y, a n d t h i s i s t o
20 i m p r o v e t h e P f i z e r a v i a t i o n s y s t e m. U n l i k e a
21 l o t o f t h e w o r k -- I ' m s u r e y o u ' v e s e e n m e

1 here before representing your commercial
2 wireless carriers who are looking to install
3 typically up to 12 antennas on any one
4 building.

5 THOMAS ANNINGER: Right.

6 ATTORNEY RICARDO SOUZA: And they
7 usually look at various alternatives within a
8 specific geographic area to service that
9 geographic area. This service is simply
10 Pfizer and its aviation system. It does not
11 service the general public or residents per
12 se. This is an important aspect of an
13 important corporate citizen for the City of
14 Cambridge. And so, this is an ideal location
15 for that aviation system.

16 THOMAS ANNINGER: So its uniqueness
17 has to do with the location of Pfizer?

18 ATTORNEY RICARDO SOUZA: That's
19 right. That's exactly right.

20 THOMAS ANNINGER: Next question is
21 somewhat of a follow-up to that. You're

1 relyi ng -- your preferred path would be to
2 have thi s approved under 4.32(g).

3 ATTORNEY RICARDO SOUZA: Correct.

4 THOMAS ANNINGER: And there's
5 languag e perhaps you fi t under, perhaps you
6 don' t, it i sn' t enti rely obvi ous to me,
7 but --

8 ATTORNEY RICARDO SOUZA: It was my
9 i nterpretati on of Cambri dge Zoni ng Code i s
10 that i n fact we do qual i fy under 4.32(g)
11 under si mpl e l anguage.

12 THOMAS ANNINGER: Tel ephone
13 exchange, parentheses, i ncl udi ng swi tchi ng
14 rel ay and transmi ssi on faci l i ti es servi ng
15 mobi l e communi cati on systems.

16 Would you call thi s a mobi l e
17 communi cati on system?

18 ATTORNEY RICARDO SOUZA: I do i n the
19 sense that it i s, it i s l i censed by the FCC.
20 It' s a radi o communi cati on. It wi l l have a
21 radi o l i cense i ssued by the FCC and wi l l

1 allow for communications or transmission, I
2 should say, from the aviation -- on the
3 aviation system from the pilot and the
4 airplane to the -- and let me get the term
5 correct, the system operations center. So
6 it's mobile in that sense. It's mobile in
7 the sense that it will be used on a plane
8 that's constantly in motion.

9 THOMAS ANNINGER: I think you're
10 probably right, that the words do work. My
11 guess is that when they were writing that,
12 they were thinking about something else.

13 ATTORNEY RICARDO SOUZA: I think
14 that's right. I think this is a fairly, once
15 again, I think it's a somewhat of a novel use
16 of mobile communications. It's, for example,
17 we operate at the -- the wireless carriers
18 are operating at the -- in some cases 800
19 megahertz all the way up to 1900 megahertz.
20 And this system operates under the 131
21 megahertz. Way down low in the spectrum. So

1 we're constantly seeing new uses of radio
2 communications, and this is just another
3 example.

4 THOMAS ANNINGER: Is there a term to
5 this proposal? Will this end? What if
6 circumstances change, what happens?

7 ATTORNEY RICARDO SOUZA: I think as
8 long as Pfizer utilizes its license, then it
9 will continue utilizing this technology.

10 THOMAS ANNINGER: And the license is
11 open ended or that has a term to it?

12 ATTORNEY RICARDO SOUZA: It --
13 usually FCC licenses are issued for five
14 years but then they're renewed. They're
15 constantly renewed.

16 THOMAS ANNINGER: So you would think
17 this ought to be coterminous with the FCC
18 license?

19 ATTORNEY RICARDO SOUZA: Yes, I
20 think we would be amenable to that kind of
21 recommendation, yeah.

1 HUGH RUSSELL: In some ways I'm
2 surprised you need Zoning relief at all to do
3 this.

4 LIZA PADEN: It's been a big
5 discussion.

6 ATTORNEY RICARDO SOUZA: Yes. I
7 think Ranjit, honestly to be entirely honest,
8 wasn't sure what to do with it because it's
9 somewhat novel. It's not your typical
10 commercial mobile radio communication that
11 you see from Verizon or T-Mobile or AT&T.
12 It's somewhat novel. And so that being said,
13 I think the 4.32(g) is broad enough to
14 encompass this kind of use, I really do. And
15 I think it's consistent with the other
16 installations that are in the City of
17 Cambridge as well. It's not outside of that
18 realm.

19 THOMAS ANNINGER: Whether it belongs
20 here or not, I think it's a good thing that
21 we have a chance to look at it. I think I

1 would feel differently if it were not one,
2 but a line up of six or ten of them. I think
3 that might change --

4 ATTORNEY RICARDO SOUZA: Right.

5 THOMAS ANNINGER: -- the
6 satisfaction of the visibility and the
7 aesthetics of it.

8 ATTORNEY RICARDO SOUZA: Of the
9 aesthetics aspect of it. Sure, absolutely.

10 THOMAS ANNINGER: But those are my
11 questions, and I think you've answered them
12 to my satisfaction.

13 Thank you.

14 ATTORNEY RICARDO SOUZA: Thank you.

15 PAMELA WINTERS: And aesthetically
16 it's not going to make a difference anyway.

17 ATTORNEY RICARDO SOUZA: That's
18 correct.

19 PAMELA WINTERS: It's such a tiny
20 thing.

21 ATTORNEY RICARDO SOUZA: It's such a

1 thin antenna.

2 PAMELA WINTERS: Right.

3 ATTORNEY RICARDO SOUZA: That you
4 really won't be able to distinguish it,
5 especially with all the other apparatus
6 that's up there.

7 PAMELA WINTERS: Right.

8 ATTORNEY RICARDO SOUZA: The
9 equipment that's up there.

10 CHARLES STUDEN: I would just like
11 to say that I thought that the package that
12 you prepared and gave us was very good, and
13 it helped me to understand it clearly.

14 ATTORNEY RICARDO SOUZA: I
15 appreciate that.

16 CHARLES STUDEN: It really was
17 excellent. In particular the photographs
18 that you showed us on the board as well. The
19 fact that I was concerned mostly about the
20 visual impact, and to me I was convinced by
21 what you submitted that it would be

1 i n s i g n i f i c a n t .

2 ATTORNEY RICARDO SOUZA: I
3 a p p r e c i a t e t h a t . I c a n ' t t a k e f u l l c r e d i t .
4 P e t e r C o o k f r o m W a l l m a n A s s o c i a t e s
5 (p h o n e t i c s) h e l p e d p r e p a r e t h e p a c k e t . S o , I
6 t h i n k h e d i d a s t e l l a r j o b , t o o .

7 CHARLES STUDEN: The narrative was
8 e x c e l l e n t , t o o , a s t o w h a t w a s r e q u i r e d a n d
9 w h y .

10 ATTORNEY RICARDO SOUZA: Thank you.
11 A p p r e c i a t e t h a t .

12 HUGH RUSSELL: So could we send a
13 m e s s a g e o f s u p p o r t t o t h e Z o n i n g B o a r d ?

14 AHMED NUR: I have a quick question.
15 I k n o w I j u m p e d i n a l i t t l e l a t e . I ' m s o r r y .

16 MR. LEFT: Sure.

17 AHMED NUR: So do we have anything
18 l i k e t h i s i n t h e C i t y o f C a m b r i d g e , m a g n e t i c
19 f i e l d c o m m u n i c a t i o n s ?

20 LIZA PADEN: I don't know of any
21 o t h e r i n s t a l l a t i o n . A n d I t h i n k t h a t ' s w h y

1 there was so much di scussi on wi th
2 Inspecti onal Servi ces, because there wasn' t
3 -- we have other ki nds of communi cation, not
4 thi s speci fi c one, no.

5 ATTORNEY RI CARDO SOUZA: I woul d
6 I like to state for the record, though, there
7 are a si gni fi cant number of whi p styl e
8 antennas that are uti l i zed by poli ce and fi re
9 throughout the ci ty that are al most i denti cal
10 to thi s.

11 AHMED NUR: Oh, I see.

12 ATTORNEY RI CARDO SOUZA: Absol utel y.
13 And they operate at the low end of the
14 spectrum as wel l. I apol ogi ze, Mr. Russel l.

15 HUGH RUSSELL: I mean, cab compani es
16 used to have radi os. I don' t know i f they
17 sti ll use radi os or whether they use
18 cel l phones today. But there must have been
19 an antenna.

20 AHMED NUR: They have the radi os.

21 HUGH RUSSELL: Yes. And, you know,

1 I suspect that there are other, you know,
2 similar radio communications going on in the
3 city. I would be astonished if you were to
4 search MIT if you would not find, you know,
5 many of these.

6 AHMED NUR: The only concern I have,
7 and I apologize, I walked in late is it's
8 something that the police and the fire also
9 use. I used to be a security guard and we
10 used two-way radios, and certain magnetic
11 fields would overpower our -- and this is in
12 a hospital. We were in a code blue and we
13 were trying to communicate, and a certain
14 magnetic field coming from, you know, via
15 buildings that would interfere and we could
16 hear their conversation. And so along with
17 that as well as noise, if it was beeping or
18 any disturbance, I would be more concerned.
19 I didn't hear the safety aspects of it, but
20 that's the reason why I'm asking.

21 ATTORNEY RICARDO SOUZA: I would

1 state once again for the record, that it is
2 licensed by the FCC. And as you know, when
3 you're issued a license by the FCC, this is
4 not a transferable license. It's not one
5 that others can use. It's exclusive to
6 Pfizer and this specific use.

7 AHMED NUR: Sure.

8 ATTORNEY RICARDO SOUZA: And so the
9 chances of interference are very low. In
10 addition to that, the FCC would govern any
11 issues regarding interference.

12 PETER COOK: I can also tell you
13 from a practical perspective when we go
14 through the Building Permit process, we get
15 signoff from the fire department and Chief
16 Riordan is the director of communication,
17 reviews all those installations and he takes
18 care of all that.

19 HUGH RUSSELL: Could you give your
20 name for the record?

21 ATTORNEY RICARDO SOUZA: Peter, give

1 your name for the record.

2 PETER COOK: Peter Cook.

3 LIZA PADEN: All set?

4 HUGH RUSSELL: So maybe we want to
5 say something like we have no objection to
6 this. It seems like an important facility
7 for Pfizer.

8 LIZA PADEN: Okay.

9 HUGH RUSSELL: And I see no problems
10 with it.

11 LIZA PADEN: Okay.

12 ATTORNEY RICARDO SOUZA: Thank you,
13 members of the Planning Board. Have a good
14 night.

15 PETER COOK: Thank you.

16 HUGH RUSSELL: Okay. Would you like
17 your package back?

18 ATTORNEY RICARDO SOUZA: Sure, I'll
19 take it back. I'll use it for the BZA.
20 Thanks again.

21 CHARLES STUDEN: We just saved a few

1 trees.

2 ATTORNEY RICARDO SOUZA: Exactly.

3 Thanks again.

4 * * * * *

5 HUGH RUSSELL: Okay. I think we're
6 ready to go on to the public hearing. This
7 is Planning Board case 264, 2-10 Brattle
8 Circle, the new Special Permit to construct
9 seven units of housing. And at least on my
10 count there are six members present.

11 LIZA PADEN: Put your model on this
12 and I'll get you an easel.

13 HUGH RUSSELL: Sir, are you the
14 petitioner?

15 MARK BOYES-WATSON: Yes.

16 HUGH RUSSELL: Who's representing
17 the petitioner?

18 MARK BOYES-WATSON: Mark
19 Boyes-Watson, from Boyes-Watson Architects.
20 Martin Hill who are representing the
21 petitioner.

1 HUGH RUSSELL: Okay. So the
2 Ordinance says you have the right to be heard
3 by a seven member board. For us to give a
4 permanent decision five members must vote in
5 favor. So there are only six of us here
6 tonight. So if you wish, we can put the
7 hearing off and schedule a new hearing or
8 would you like to proceed?

9 MARK BOYES-WATSON: We'd like to
10 proceed.

11 HUGH RUSSELL: Excellent. So do it.

12 MARK BOYES-WATSON: So, good
13 evening. I'm Mark Boyes-Watson, Boyes-Watson
14 Architects. And as many of you may recall,
15 and I don't know if all of you recall or not,
16 we were here earlier in the year. And at
17 that time we had said we might be back and we
18 are back. We had been in here to get a
19 Special Permit for a 10-unit townhouse
20 development, and what I'm going to show you
21 today is very similar, but the unit count's

1 reduced to seven and the floor area is
2 reduced. The original floor area of the
3 building -- these are the buildings that are
4 on 2-10 Brattle Circle and they're very
5 ramshackled, and they basically spread across
6 the site. There's 12 units in there now. We
7 came in with 10 units then. We're now at
8 seven units, and we've loosened up -- the
9 scheme is very similar in its sort of
10 architectural structure, but we're down to
11 seven units. And of the seven units there
12 are three buildings that are fundamentally
13 two-unit townhouses. And then there's one
14 structure here that actually is a
15 single-family. And without having its sister
16 unit, without having a duplex, it's actually
17 not a townhouse. So we're here for the two
18 Special Permits.

19 One, for the six townhouses and a
20 Special Permit to allow us to have this
21 single-family unit in the location that it is

1 on its own as a single.

2 So actually as I said, architecturally
3 this is similar but not identical to where we
4 were before, but just this is similar to a
5 board that I had up originally where Brattle
6 Circle is here, Mount Auburn is here, and
7 there's a private way here. And basically
8 just to remind everybody, the proposal is to
9 basically preserve, and we've been through
10 the Historic Commission. We usually -- after
11 we left you, we went to the Board of Zoning
12 Appeal, granted the relief for the project
13 that is this project. We went back to
14 Historical because we had modified the scheme
15 by then slightly, just to make sure that they
16 were happy with the original Certificate of
17 Appropriateness issued, the certificate
18 issued so we could do the demolition.
19 Because this, this building is actually the
20 historic structure that remains. So this
21 building is the building that that's there

1 now. And then these buildings, we had asked
2 their permission to demolish the tail of
3 these buildings, these now very ramshackled
4 buildings, and this sort of the 1960's house
5 here and the garage that sits right on Mount
6 Auburn. So they reiterated their support for
7 the project, and that's -- now we're back
8 here and so this is the last of our
9 approvals. Hopefully sufficiently similar to
10 what you looked at last time.

11 So, basically we now have the two units
12 in this historic structure, two units in this
13 back building, and two units in this
14 building. And then there's sort of a little
15 cottage that sits on the lane down here. And
16 the -- architecturally sort of clarifying
17 that there's these three structures that
18 address this open space. And here's Brattle
19 Circle so that this open space links to the
20 circle and actually all of the entry
21 sequences for all of these buildings through

1 here. And then this cottage is downsized and
2 kept subsidiary to these primary structures.
3 And that the basic parking organization
4 remains as it was when we last showed it to
5 you, where you can come down the lane and
6 park here and here. You can park here. And
7 you can park right off -- coming off Mount
8 Auburn down, park along here, back out, and
9 exit again on Mount Auburn. So the structure
10 of the parking is exactly as you saw it last
11 time. What has really changed is that the
12 project's now less than 10,000 square feet
13 and seven units. As I say, six and one
14 single.

15 AHMED NUR: I'm sorry, that's too
16 high. I can't see it. Do you want to put it
17 here?

18 MARK BOYES-WATSON: Sure, if I can
19 put it here.

20 AHMED NUR: Where is Brattle?

21 MARK BOYES-WATSON: Brattle Circle's

1 is here. Mount Auburn is here. And the lane
2 is here. And there's roughly a ten-foot
3 grade change between the lane and the top of
4 Brattle Circle and Mount Auburn. And it's
5 that lane change that allows some of this
6 area back here to be very only slightly below
7 the elevation of Mount Auburn, about a foot
8 and a half, and yet be tucked nearly a full
9 story below the courtyard.

10 These are two-and-a-half-story
11 buildings, so they're first, second and under
12 the roof. First, second under the roof.
13 First, second under the roof. This one is
14 really a two-story building.

15 THOMAS ANNINGER: Can you show us
16 the parking?

17 MARK BOYES-WATSON: Yes, the
18 parking. So Brattle Circle comes in here.
19 And actually there is some on street parking
20 right now on the circle. What we're doing --
21 this is actually not here by the way.

1 There' s no parki ng here. There' s parki ng
2 here.

3 CHARLES STUDEN: Two spaces?

4 MARK BOYES-WATSON: Two spaces.

5 Down the lane. So thi s comes -- here' s
6 Brattle right here. And you can come into
7 Brattle Ci rcl e. But you can also come down
8 thi s lane and there' s houses here, and they
9 have thei r own parki ng. And we have -- and
10 thi s is already here, hi stori cally these are
11 the spaces that are already here. There' s
12 two here and a pair of tandem ones right
13 ahead. Those are all -- that' s exactly how
14 it is today.

15 And then what -- today what happens
16 down here is there are directl y on the street
17 -- I' ll just grab that photo board whi ch I
18 bloody lost. So what happens on thi s is thi s
19 is -- thi s garage is right on Mount Auburn;
20 right? And that' s that busy part of Mount
21 Auburn in front of the cemetery here. As we

1 drive across here, the Mount Auburn Cemetery
2 is right here. So that's that big where
3 there's no parking either side. The trolleys
4 go this far. So anyway, this garage is right
5 here. So what we're doing is eliminating
6 this. And the curb cut we're using is
7 precisely the curb cut that exists there;
8 right? So we're eliminating this. And we're
9 eliminating sort of all of this and replacing
10 it by a single driveway, that gets you in
11 here. You've got one, two, three, four,
12 five, six cars that come in off here. So
13 one, two -- two in the garage. And then two
14 in this building here.

15 CHARLES STUDEN: So you have 14
16 parking spaces?

17 MARK BOYES-WATSON: So there are --
18 forgetting the panel -- one, two, three,
19 four, five, six, seven, eight, nine, ten,
20 eleven. If you include the tandem one, 12.

21 PAMELA WINTERS: 12.

1 AHMED NUR: Are you putting one
2 here, too?

3 MARK BOYES-WATSON: No, that one's
4 out actually. Sorry, the model was built for
5 this earlier base. I'll give you an updated
6 first floor plan. Here you go.

7 So that one we eliminated. The first
8 floor. So now courtyard is unencumbered by
9 any cars at all. Here.

10 THOMAS ANNINGER: Is it possible to
11 turn into that, in a very busy part of Mount
12 Auburn Street? Can you really make a right
13 turn, go in and get out?

14 MARK BOYES-WATSON: Yes. Because of
15 the light. It's actually only about -- it's
16 quite shortly after the light. The light at
17 the corner of Mount Auburn is maybe 80 or 90
18 feet up the road. There's a big condominium
19 project here. In fact, there are only
20 driveways in and out here. But I think
21 because -- I think you can only make a left

1 out of there. But you can absolutely make a
2 right. And the light allows that to happen.
3 The traffic pulses because of the light.

4 HUGH RUSSELL: It's a short block
5 you can go around the block.

6 MARK BOYES-WATSON: And then you go
7 around.

8 THOMAS ANNINGER: And it's getting
9 out, I would think --

10 MARK BOYES-WATSON: The side light
11 is very good. And it's, you know, it's very
12 wide there. I think the light makes it work
13 because it's not far to the light.

14 AHMED NUR: What are you doing with
15 the trash? Trash compactor.

16 MARK BOYES-WATSON: There won't be a
17 trash compactor. There will be individual
18 trash.

19 AHMED NUR: And this is where you
20 need the relief?

21 MARK BOYES-WATSON: Yes, yes. We're

1 not showing all the fencing.

2 Did you see this?

3 PAMELA WINTERS: I think it looks
4 quite attractive personally. I think it
5 looks very nice.

6 CHARLES STUDEN: Mark, what are the
7 buildings going to be constructed, the new
8 buildings, they'll match the existing house?

9 MARK BOYES-WATSON: They're
10 cl apboard buildings.

11 CHARLES STUDEN: Cl apboards?

12 MARK BOYES-WATSON: Yeah. The
13 language will be sort of a pair down New
14 England architecture. But based on the same
15 obviously rhythmically, they're similar to
16 the existing house, but there will be a
17 similar pairing of the existing.

18 AHMED NUR: Are you using height for
19 a fence on the Brattle side?

20 MARK BOYES-WATSON: Over here?

21 AHMED NUR: Yes.

1 MARK BOYES-WATSON: What happens
2 here --

3 AHMED NUR: On Mount Auburn, too.

4 MARK BOYES-WATSON: This is Mount
5 Auburn. On Brattle Circle no fence at all.

6 AHMED NUR: Okay.

7 MARK BOYES-WATSON: So this will
8 just -- in fact, Brattle Circle right now
9 there are no fences. There is a fence here.
10 But basically this is quite a nice space.
11 The architecture is very simple and nice
12 space. We're going to continue that
13 tradition and you'll be able to wander into
14 this courtyard. And naturally I guess you
15 can probably walk down through a project to
16 Mount Auburn. We'll have a six-foot fence
17 down the line with the abutter here. And
18 six-foot fences down this side. On Mount
19 Auburn is very busy. And right now when you
20 go down, what's interesting about all of the
21 houses that are along this part, until you

1 get to the sort of flat hands building on the
2 corner, treat actually Mount Auburn as the
3 back. There's no houses front on them. So
4 actually pretty much it's universal line of
5 fences along until you get to the far end of
6 the building. And partly that's in
7 recognition of the fact that it's very busy.
8 And, you know, the trolleys and stuff. And
9 what we're doing is a similar thing where
10 we've got a retaining wall and a fence on top
11 of the retaining wall. So we think that the
12 retaining wall is about two and a half feet
13 tall, and then probably have a six-foot fence
14 on top of that.

15 And what's happening there, I think, is
16 that they're very big mature trees down here.
17 And actually it sort of combines with the
18 fact that you only have Mount Auburn Cemetery
19 on the other side. So that the -- that bit
20 of Mount Auburn doesn't really have the kind
21 of sense of the -- of one of the typical

1 Cambridge streets where there are houses with
2 front doors. It's sort of a little interlude
3 that's more park like. And I think what
4 we're doing is just continuing that tradition
5 really where we're in the back of the
6 building.

7 AHMED NUR: The abutters are aware
8 of the fence?

9 MARK BOYES-WATSON: Yes. We've been
10 through it with all of the abutters because
11 we've been through many of these hearings
12 now. So they're content with the way the
13 edges is now.

14 AHMED NUR: Thank you.

15 HUGH RUSSELL: Tom.

16 THOMAS ANNINGER: This is the third
17 time we've seen Brattle Circle. It's gone
18 from 12 to 10 to 7. There must be a story
19 there.

20 MARK BOYES-WATSON: Only from -- I
21 think from 10 to 7. You know, it started at

1 12. So they --

2 THOMAS ANNINGER: I think the first
3 time we saw it, it was 12.

4 MARTIN HILL: No, we didn't -- we
5 came one other time with a ten-unit project.

6 MARK BOYES-WATSON: Yeah, I think
7 it's only been once before.

8 MARTIN HILL: Okay.

9 MARK BOYES-WATSON: And at that time
10 we were worried about that because there were
11 some, there were already at that time some
12 questions about the way that rules were going
13 to be applied. And so what happened when we
14 came here, then I think that was
15 acknowledgement we said we'll go anyway. But
16 once we got through all that process, that's
17 why we're here this second time. So I think
18 it's only the second time.

19 And I think that this is, hopefully,
20 because we've been -- we've actually been the
21 Board of Zoning Appeal --

1 THOMAS ANNINGER: I stand corrected.
2 You came once for 10. And then I have
3 something which says you came for seven, and
4 now this is a second time at seven.

5 MARK BOYES-WATSON: It's just --
6 actually, I think we've only been this once
7 for a hearing.

8 AHMED NUR: Yes.

9 MARK BOYES-WATSON: For the seven.
10 Because I think that you can't amend -- so I
11 think this is just our second time. And this
12 time it's, you know, as I said, it's a six --
13 it's a six-unit townhouse development with
14 one single-family house with a total of seven
15 units.

16 LIZA PADEN: Tom. This came to you
17 on the Board of Zoning Appeal agenda.

18 MARK BOYES-WATSON: Oh, right.

19 LIZA PADEN: And there was extensive
20 discussion at that point, and that's when the
21 proposal was changing.

1 MARK BOYES-WATSON: That's right.

2 And I wasn't here for that, but you're

3 absolutely right.

4 THOMAS ANNINGER: Thank you. That's

5 what I thought.

6 MARK BOYES-WATSON: Right. And they

7 agreed to -- and they did hear that and they

8 did grant the relief requested there. But

9 then as I say, we went back to Historic. And

10 then this is a last port of call in terms of

11 that sort of loop that we did.

12 PAMELA WINTERS: Did the Historic

13 Commission suggest that you downsize the size

14 of the project?

15 MARK BOYES-WATSON: No. Actually

16 they were happy. It was really a regulatory

17 trigger for the downsizing.

18 PAMELA WINTERS: I see.

19 MARK BOYES-WATSON: Actually, they

20 were happy with the first one and they were

21 content with the way that we had redid it for

1 the second one.

2 PAMELA WINTERS: Well, I think it's
3 quite attractive. I'd be interested to know
4 what the staff thinks about it or if they
5 have any thoughts.

6 ROGER BOOTHE: Like the Board, we've
7 followed this as it's gotten scaled down.
8 And I think the Board was pretty positive
9 about the first scheme as were staff. And
10 certainly now it's a very handsome project
11 with even more open space and parking ratios
12 that probably make the neighbors happier, and
13 it's a huge improvement over what's out
14 there. I don't see any issues at this point.

15 PAMELA WINTERS: Thank you, Roger.

16 HUGH RUSSELL: Should we hold the
17 public hearing?

18 AHMED NUR: Sure.

19 HUGH RUSSELL: Does anyone wish to
20 speak on this project?

21 (No Response.)

1 HUGH RUSSELL: I see no one.

2 CHARLES STUDEN: I'd like to note
3 that we do have letters in our packet from
4 abutters. There seems to be a great deal of
5 support from the neighbors --

6 PAMELA WINTERS: Right.

7 CHARLES STUDEN: -- for this
8 project, which I think it is excellent. I
9 think it speaks to how the owners and
10 consultants approach the project. Sounds
11 like they worked very closely with their
12 neighbors to address their concerns, so this
13 is good.

14 HUGH RUSSELL: So I'm hearing that
15 we're inclined to grant the relief sought and
16 now we need to find out precisely what that
17 relief is and make findings to accomplish
18 that.

19 Some of the relief we already granted
20 in terms of the townhouse Special Permit;
21 right?

1 MARK BOYES-WATSON: I think you need
2 to do it again.

3 HUGH RUSSELL: Yes, but we made
4 findings at that time.

5 MARK BOYES-WATSON: Yes, you did.

6 HUGH RUSSELL: And those findings I
7 don't believe are changed by the revised
8 proposal. The new piece is that there's now
9 a single structure, and that requires a
10 different piece of relief, and I'm trying to
11 figure out what that is. That's allowing two
12 or more structures continuing for residential
13 use.

14 LIZA PADEN: Right. I had meant to
15 send to you a section of the Ordinance 5.53
16 that talks about the Residence B and it lists
17 what the Special Permit from the Planning
18 Board would be. I didn't obviously put that
19 in the package.

20 HUGH RUSSELL: Okay. I'll open up
21 the book.

1 In the Residence B District only one
2 structure containing a principal residential
3 use shall be allowed on a lot except as set
4 forth below. And so this we can grant the
5 Special Permit that we find that the
6 development in the form of two or more
7 structures on the lot will not significantly
8 increase or may reduce the impact of the new
9 construction should it occur in a single
10 structure.

11 I think we can make that finding.

12 That the two or more structures may
13 provide identifiable benefits should all
14 construction be in the single structure, and
15 there are things that we would consider on
16 the preservation of large contiguous open
17 space in the rear of the lot or a series of
18 adjacent lots as achieved through the setback
19 that really doesn't -- the specific language
20 doesn't apply, but the purpose of granting
21 this is in fact to create more appropriate

1 open space.

2 PAMELA WINTERS: More open space,
3 right.

4 HUGH RUSSELL: Basicall y thi s
5 provi si on was wri tten to deal wi th deep l ots
6 i n the Resi dence B, parti cul arl y i t was on
7 Hol worthy Street where the l ots are --

8 LIZA PADEN: Yes.

9 HUGH RUSSELL: -- 150 to 200 feet
10 deep as well as other streets in North
11 Cambri dge where there are deep l ots, and so
12 the l anguage here i s wri tten descri bi ng that
13 i f there' s, you know, a bi g conti guous open
14 space i n the back, and then you mi ght be abl e
15 -- that' s i mportant to preserve i f i t' s
16 there. Well , i t i sn' t here. So that
17 appl yi ng thi s text i s not exactl y maybe
18 fi lteri ng off the thi ngs that aren' t
19 appropri ate.

20 So, I thi nk we can fi nd that two or
21 more structures provi de an enhanced l i vi ng

1 environment for residents on the lots.

2 That this plan does involve retaining
3 the existing historic structure.

4 I think we can also find that a very
5 significant effort has been made to reduce
6 the visual impact of parking from public
7 street and adjacent lots. Tying that
8 specifically to that fourth cottage is maybe
9 a little stretch, but I think what we can say
10 is that the goals for sort of preserving
11 neighborhood character and open space which
12 are behind as requirements, are being very
13 well met by this project. And so maybe the
14 staff can figure out a way to say that.

15 And so I think we could be ready for a
16 motion.

17 We reaffirm the relevant findings from
18 the previous decision and we add these points
19 for the additional Special Permit.

20 H. THEODORE COHEN: So moved.

21 HUGH RUSSELL: Second?

1 PAMELA WINTERS: Second.

2 HUGH RUSSELL: Pam.

3 Discussion?

4 On the motion, all those in favor?

5 (Show of hands).

6 HUGH RUSSELL: Six members voting in
7 favor.

8 The role of the Board is to let people
9 do good things.

10 CHARLES STUDEN: When do you expect
11 to start construction on this?

12 MARK BOYES-WATSON: As soon as --

13 MARTIN HILL: As soon as we get a
14 demo permit.

15 HUGH RUSSELL: Principle historic
16 structure was built at Gardner and the
17 structure to the right was apparently a barn.
18 And then things got added on over the history
19 of the use of the property and filled in and
20 it got to be pretty jumbled and messy.

21 CHARLES STUDEN: It looked like

1 something that would have occurred before
2 zoning. I mean, it was hard to imagine that
3 under any circumstance what was there could
4 have ever been permitted.

5 HUGH RUSSELL: And then in the next
6 step was that William Galvin got control of
7 the property, I guess, in the forties. So he
8 built the garage on Mount Auburn with the
9 studio over it for himself, and a number of
10 the other structures in that area were built
11 at that time.

12 CHARLES STUDEN: I see.

13 HUGH RUSSELL: The modernness
14 single-family houses. The report, like most
15 Historic Commission reports, is fascinating.

16 CHARLES STUDEN: Thanks.

17 * * * * *

18 HUGH RUSSELL: Okay, so let's go on.
19 The next item on our agenda is the discussion
20 of the deRham, et. al. Zoning Petition to
21 amend the Zoning Ordinance.

1 JEFF ROBERTS: Hi. I'll just say
2 briefly that we received from the City's Law
3 Department their suggested language based on
4 current state laws regarding enforcement,
5 regulatory enforcement, and this is what they
6 provided the intent being to address the goal
7 of the deRham Petition with language that
8 they feel is more appropriate.

9 HUGH RUSSELL: Was there any comment
10 on the goal?

11 JEFF ROBERTS: Not in particular,
12 no. I think that staff as commented at the
13 last hearing, staff feels that -- this is
14 mainly a policy question. As a matter of
15 planning, we don't think that this is a bad
16 idea. We think that it's a tool that can be
17 used for enforcement of the current
18 regulations, but as to what the actual Zoning
19 regulations are, it doesn't really have any
20 affect.

21 STUART DASH: I think they felt

1 comfortable with the goal.

2 H. THEODORE COHEN: Did you say
3 comfortable or uncomfortable?

4 STUART DASH: Comfortable.

5 THOMAS ANNINGER: Is it an
6 improvement?

7 STUART DASH: I think they think it
8 is. It's still not without its quirks. But
9 I think they think it may well be an
10 improvement.

11 THOMAS ANNINGER: And the quirks are
12 what?

13 STUART DASH: I think that you're
14 still, you still can get embroiled into sort
15 of legal, you know, legal challenges. I
16 think it's part of that kind of work. It
17 doesn't necessarily, it doesn't necessarily
18 ensure perfect enforcement.

19 THOMAS ANNINGER: A lot will depend
20 on the judgment of the head of the
21 department --

1 STUART DASH: Right.

2 THOMAS ANNINGER: -- Inspectional
3 services and his willingness to take it on
4 even more so than before.

5 STUART DASH: Right.

6 And I think he felt that he was. But I
7 think they're also -- they are also aware
8 that they're --

9 THOMAS ANNINGER: I didn't
10 understand that.

11 STUART DASH: I think he felt
12 that --

13 THOMAS ANNINGER: He is?

14 STUART DASH: Ranjit.

15 THOMAS ANNINGER: Yes.

16 STUART DASH: I think he felt very
17 comfortable. He felt that he was going to
18 take it on. He felt that also it's clear
19 that there are, you know, developers or
20 property owners who are, you know, will still
21 not fall into -- fall into compliance no

1 matter what the, you know, what the penalty
2 situation. You know, there's still going to
3 be difficult situations. So, I think they
4 were just -- they don't want to sort of have
5 us, or you, have you feel like oh, this
6 ensures the purpose when you have this set
7 tool.

8 HUGH RUSSELL: But it's another
9 tool.

10 STUART DASH: It's another tool.
11 And they thought it was a helpful tool and
12 may help in some of the situations where it's
13 not -- that doesn't occur at this point.

14 CHARLES STUDEN: While I'm not an
15 attorney and while I probably should know
16 this, I don't. Criminal penalty and then
17 non-criminal disposition. What does that
18 mean exactly? Why is this --

19 H. THEODORE COHEN: Can I explain?

20 CHARLES STUDEN: Please.

21 H. THEODORE COHEN: Well, the state

1 adopted the provision for non-criminal
2 disposition probably about 10, 15 years ago.
3 Basically it allows -- it can be used in many
4 areas. The Board of Health can use it.
5 ConComm can use it. It allows basically for
6 a ticket. And so it doesn't necessarily take
7 -- it doesn't criminalize something right
8 away. So it works very well for a lot of
9 violations that may be inadvertent or they
10 were, you know, intentional but they're not
11 that horrible. And when they get a ticket,
12 people will comply. But, you know, certainly
13 it's an alternative to a criminal penalty and
14 say somebody, you know, bringing somebody
15 into court right away to criminalize what
16 they've been doing. But there is an appeal
17 process so it can take you into court if
18 somebody really wants to fight it, and
19 there's always the difficulty with the
20 someone, the person or entity, that simply
21 doesn't want to comply, you know, this will

1 not help with that. But I think in general
2 it was viewed by the state as a good
3 alternative to making so many things criminal
4 and going immediately into the district court
5 when it was just an enforcement effort to say
6 well, you know, you're in violation of this
7 because and here's a ticket and it's going to
8 be \$300 a day unless you comply. And most
9 people will comply in that state and it
10 doesn't move off into a criminal realm.

11 CHARLES STUDEN: I see. That's very
12 helpful. In other words -- and that's --
13 we're adding, we're making this a criminal
14 penalty that we're adding criminal penalty
15 into one and then the non-criminal
16 disposition was added.

17 H. THEODORE COHEN: Right. It
18 always has been that enforcement of Zoning
19 was a criminal -- was a violation of the
20 Ordinance or the by-law.

21 CHARLES STUDEN: But it wasn't

1 speci fi ed before?

2 H. THEODORE COHEN: No, it wasn't
3 speci fi ed because they di dn' t -- that was the
4 only opti on you had was essenti ally a
5 cri mi nal penal ty. And now the state added a
6 non-cri mi nal possi bi li ty.

7 CHARLES STUDEN: I see.

8 H. THEODORE COHEN: And so thi s i s
9 very l o gi cal to split i t up i n to the two and
10 to gi ve them the power to do essenti ally the
11 ti cketi ng by-l aw.

12 CHARLES STUDEN: Thank you, thank
13 you. Very, very hel pful . I was confused by
14 that.

15 HUGH RUSSELL: So, shall we
16 recommen d thi s to the Council ?

17 H. THEODORE COHEN: I thi nk so.

18 AHMED NUR: I 'm wonderi ng why amend?
19 Everythi ng i s worki ng fi ne and they' re happy
20 with i t, why i s i t i n front of us?

21 HUGH RUSSELL: I thi nk the answer i s

1 that sometimes people don't follow the
2 Ordinance, and this is another tool to try to
3 help bring them into compliance. If
4 everybody followed the Ordinances, it would
5 be unnecessary.

6 AHMED NUR: Okay, makes sense. We
7 should recommend it to the City Council.

8 HUGH RUSSELL: Should we vote to
9 recommend then?

10 All those in favor?

11 (Show of hands.)

12 HUGH RUSSELL: Okay.

13 (All Members Voting in Favor.)

14 JEFF ROBERTS: The Board provide any
15 comments with the recommendation or simply
16 recommend the language as provided by the Law
17 Department?

18 THOMAS ANNINGER: Well, I think in
19 writing it up, I think you are probably more
20 aware even than we are of what the arguments
21 are in favor of this, and if there are any

1 shortcomings, we should probably point them
2 out. But I think we should make the case for
3 it not just recommend it without comment.

4 HUGH RUSSELL: In some ways I was
5 persuaded by Jeff's initial comment, this
6 isn't really planning, this is law and so
7 we're in favor of having our decisions
8 enforced as a tool.

9 THOMAS ANNINGER: And I guess the
10 older system was not working that well. It
11 was too much of a barrier.

12 STUART DASH: Right. And a few
13 notable circumstances, things that actually
14 had come before the Board, were permitted,
15 weren't being built as permitted, and the
16 tools available weren't sufficient to be, you
17 know, persuade a developer to build them as
18 permanent and there are things stopped in
19 their tracks sometimes. And as -- the
20 inspector is reluctant to send things into
21 criminal court because the courts don't tend

1 to want to criminalize someone for that. And
2 in some cases the feeling was these would be
3 persuaded by a fine. Not all cases, but if
4 you get some of those cases persuaded by a
5 fine, we feel it's valuable. And it's a way
6 to practice sometimes some of the Planning
7 Board's decisions.

8 AHMED NUR: Does this also include
9 the steps that the Building Department
10 approved as opposed to things that need a
11 Variance? Is it just --

12 STUART DASH: Anything.

13 AHMED NUR: Anything?

14 STUART DASH: Yes.

15 THOMAS ANNINGER: I think it
16 provides flexibility where we had little
17 before and provides a process for our
18 planning. So I don't see this as foreign
19 from what we do. It happens to be more on
20 the procedural side of things, more on the
21 process and on the enforcement side, but I

1 would have called this part of planning in a
2 broader sense. So I think we're right to see
3 this and to support it.

4 HUGH RUSSELL: Any more comments?

5 (No Response.)

6 HUGH RUSSELL: And shall we proceed
7 on to the next item, which is the Alexandria
8 75-125 Binney Street design review.

9 (A short recess was taken.)

10 HUGH RUSSELL: We called the case
11 when you were outside so you can proceed at
12 any time.

13 JOSEPH MAGUIRE: I'm Joe Maguire
14 from Real Estate Equities and we're here
15 tonight to show you two of your designs from
16 75 and 125 as part of the design review
17 process as part of our Special Permit
18 process. We have gone through an extensive
19 charrette process to actually locate
20 additional architects and we went through the
21 interview process and it went through a

1 selection process. So what you're going to
2 see here tonight comes through extensive
3 amounts of review and competition, and we've
4 also brought this design before the East
5 Cambridge Planning Team. It respects all
6 aspects of the Zoning that we have under our
7 Special Permit, and you'll see that it's a
8 very interesting design. So I'd like to
9 introduce our architects from Payette and
10 they can introduce themselves, both Bob and
11 Barry for the presentation, and I'd like to
12 get into the design review process.

13 With that, Bob?

14 ROBERT SCHAEFFNER: Thank you. My
15 name is Bob Schaeffner. And we were very
16 fortunate to have been invited to compete for
17 this project because we thought we could
18 bring something fresh in terms of both life
19 science research buildings and speculation
20 and how they can be better, but also on an
21 urban level. So some urban design ideas. So

1 what we'll show you today is some
2 developments that we thought would be of
3 interest to the Planning Board, and they were
4 certainly of interest to Alexandria when we
5 brought them. So the first thing we want to
6 say is we respect the master plan that had
7 been done and the notions that the East
8 Cambridge planning guidelines included. So
9 some of the goals that we knew that we had to
10 address were to activate the area, the
11 environment as much as possible to respect
12 the idea of Roger's Park and address that in
13 the proper way because that's an entirely new
14 amenity in this part of Cambridge. And also
15 to focus retail, to really put extra energy
16 on the corners, and then to see what
17 residential life would do to increase the
18 activity even after hours.

19 And so the first thing that we'll show
20 is an overall plan that shows the variation
21 between the original master plan and what

1 we're posing as sort of tweaking that master
2 plan. So the first thing you may notice is
3 that there's a -- we shifted the space
4 between 75 and 125 a bit further to the east.
5 And that moves it closer to the Second
6 Street, Binney Street corner where the
7 transportation hub will be. And also there
8 are already a number of retail establishments
9 already identified in that side. So that's
10 going to be a hub of activity that we thought
11 we'd recognize. Also it provides a bit more
12 variety on the street. Instead of
13 symmetrical building, by having a building of
14 two different sizes for commercial use, that
15 also maybe benefit the developer in finding
16 tenants.

17 So in terms of the next image is more
18 of a comparison so you can see a side by side
19 of the massing. Now, all of these schemes,
20 the most important part of what they do for
21 the zoning is that they step down to the

1 north towards the East Cambridge
2 neighborhoods. And that's a significant
3 thing that's maintained in both schemes. But
4 I think you can see here the second thing
5 that the new proposal does on the right is by
6 shifting the masses that are on the north
7 side, on the Rogers Street side, by shifting
8 that space to the east and those two masses
9 together, we're able to shift the open space
10 between the residents and 125 Binney. And
11 what this does it kind of keeps it more of an
12 alley feel between the residents to now allow
13 part of those residents to have an open space
14 view back to the city and a presence of the
15 park. So we were encouraged by that.

16 And then the final move is to say what
17 can we do to actually make a fascinating
18 urban space between the two buildings that
19 becomes a hub of commercial activity. So we
20 do keep the retail on the corners. So much
21 of the retail is 8,000 square feet identified

1 under the residential block, and then another
2 2,000 on the corner of Second and Binney.
3 But by putting in corporate entrances and
4 some bridges between the buildings, that
5 would house conference rooms and meeting
6 rooms and things of that sort, that becomes
7 this interesting urban hub.

8 So a little bit of a look at the
9 planning and what the pedestrian and --
10 pedestrian activity and how it interacts with
11 this building. This diagram shows dashed
12 lines for pedestrian activity, the heavier
13 the line, the more intensive the activity is.
14 And also it kind of talks about these nodes,
15 these activity nodes that are where we think
16 the most lively parts of the city are that we
17 want to address. And this does show indeed
18 the base of the residence, which is 8,000
19 square feet of retail, and then the remaining
20 2,000 square feet of retail is on Second and
21 Binney. Now, any of this first floor is set

1 up that it can become retail over time if
2 that is warranted.

3 The other things to note on this plan
4 are just that we had shifted the entrance to
5 the garage, the below grade parking, to the
6 middle of Second Street block and then the
7 loading is -- each building has its own
8 loading dock it's serviced off of Rogers
9 Street.

10 You will also note that there's bicycle
11 parking covered and protected one in each
12 building along Rogers Street.

13 A bit of a view of the way that this
14 building is intended to look, right now it's,
15 it's using a sort of a similar facade system
16 along both buildings and it's a warm stone,
17 cast stone like material as a panel system on
18 the outside. And it also has -- this is a
19 view that kind of focuses on -- whoop, I'm
20 sorry, the corner which you see in the
21 foreground is where the 2,000 square feet of

1 retail is on Second and Binney.

2 You also note that part of the facade
3 system is cut away. There's a six-foot depth
4 that exposes part of the facade that's cut
5 out so that as a pedestrian along Binney,
6 you'll actually be able to interact a little
7 bit with the building when these cut outs
8 actually come down to the base of the facade.

9 The focus on why that retail we thought
10 that it made a lot of sense right at this
11 corner because you already have a set up
12 across the street at 50 and 100 along with 41
13 Linskey, there really is a nexus of retail
14 activity in that area. So we think this is
15 going to be a very viable retail spot.

16 You will also note on this slide that
17 it shows the entrances to both 75 and 125 in
18 this vital space between the two structures.
19 So we thought that that would actually help
20 enhance the nature of that space.

21 And I'll show some views of what we

1 think that -- how that's proposed in just a
2 moment.

3 So moving along to get a view as you
4 move closer to Third Street, you're looking
5 at, through the space between the residence
6 at 125 to get a look through there, the
7 lovely landscaped space between the buildings
8 as it peaks towards that plaza on the north
9 side of the building towards Rogers. And
10 also you'll see on this case the number of
11 the cut outs that we were talking about
12 earlier that are six foot deep or eight foot
13 deep space between the front facade and along
14 the back facade which provide a lot of visual
15 interest on the street.

16 This is a closer up view of the space
17 between the residents and 125 Binney.

18 And then as you come around from Rogers
19 Park looking to the southeast, you're looking
20 into that proposed plaza space, again,
21 enhanced by landscape, trees, benches and

1 shrubs. And then you might notice there's a
2 proposal that hopefully the retail that's in
3 the residence would actually house some food
4 establishments so that maybe they can use
5 this for outdoor seating. And, in fact, we
6 think that's a big advantage of that retail
7 in 270 Third Street because it can have
8 frontage both on Third and on this plaza.

9 As you move further to the east along
10 Rogers, looking south into what we call this
11 urban, this lively urban space between the
12 buildings, you get a sense of the bridges
13 that are intended to house meeting rooms.
14 There are four of them. And they occur one
15 at each of the upper levels. And also what's
16 interesting, by putting the north portion of
17 the buildings that are on Rogers towards this
18 space, is that the elevator cores are just
19 behind the glass facing each other so that
20 not only the elevators cores but the group
21 use functions we think are all going to be

1 kind of in this area and that they'll be a
2 very lively sort of a dialogue between the
3 two buildings over time.

4 And this is a section drawing that just
5 shows the locations of the point ridge on
6 each floor. They were designed in this place
7 so that we get a certain kind of play of
8 sunlight coming between those bridges down
9 into that space.

10 And this is a view from Binney Street
11 looking into that same space where you get a
12 view, a bit of the entrances; one for 75 and
13 one for 125 right into their lobbies which
14 speak directly to each other. We would
15 imagine that this would be wonderfully
16 landscaped, and also include perhaps lighting
17 that might even come from the underside of
18 these bridges. So we think this is kind of
19 unique thing that Cambridge hasn't seen a
20 loft spaces like this, but we believe this
21 can be a really exciting spot.

1 In terms of the design and the
2 aesthetics for the facades, as we mentioned,
3 there is a cast stone like material on the
4 facades, and they're done in a playful
5 pattern that the roots of this pattern kind
6 of reminded us of a bit of the work that
7 happens in life science called gel
8 electrophoresis. Which is how they
9 characterize the DNA by putting in an
10 electric charge and seeing how it migrates
11 across these gels. And interesting enough on
12 the next slide it shows a sort of the
13 comparison of the electrophoresis in one of
14 our window patterns is extracted. So it's
15 kind of fun, but I thought it added a lot of
16 character.

17 The next level is that then as you look
18 at the panels, we are hoping to have a couple
19 different varieties of texture that can get
20 cast into the panels to give them a different
21 character and a different light quality. The

1 color, we thought to give it some real life
2 on the street, provide color but do it on the
3 edges. So we thought that that could be
4 really an interesting approach.

5 So as you look down the street, what's
6 interesting is that they actually get even a
7 bit more -- you can see even more of the
8 color as it gets further away from you
9 because you see more of the side of these
10 panels. It's about an eight-inch depth that
11 you see on this corner of this panel.

12 And then as we -- another thing I
13 wanted to just mention here so there are four
14 levels of scale of visual interest that we
15 were after on these facades:

16 One was the texture itself of the
17 surface.

18 The second is the playful pattern of
19 the windows.

20 The third are these cut outs. These
21 eight-foot deep cut outs. There are seven

1 all along the entire.

2 And then finally, it's actually the
3 space itself between the buildings. Let your
4 eye get drawn right down to that hub.

5 A quick view back to the north side
6 where I wanted to just mention that there's a
7 lot of effort put into the penthouses to
8 minimize their height. I believe the height
9 of these is 22 feet.

10 Is that right, Barry? Just about 22
11 feet height. Well under what was allowable.
12 But we were able to do so by putting some of
13 the equipment down in the basement rather
14 than here so we can limit the footprint.
15 And, in fact, keep the footprint entirely
16 clear of any of the mechanical footprint from
17 being on those -- the northern pieces on
18 Rogers Street have no mechanicals on the
19 roofs.

20 This diagram shows that there's a
21 pretty much -- whoop, sorry about that. It

1 fits right within the zoning envelope which
2 is this line here.

3 And then just to show a bit of the way
4 it conforms to some of the zoning
5 requirements along Rogers, is that the first
6 chart up here, the top blue line shows the
7 allowable percentage of loading and service
8 area which is 33 percent of its length, and
9 yet we have only, we have used 15 percent of
10 that length.

11 The second one shows that the minimum
12 percentage of transparent glazing along
13 Rogers is 40 percent. We've been able to put
14 in 68 percent of transparent glazing. And
15 then finally any particular length of opaque
16 surface can't be any more than 25 feet. And
17 we've been able to live within that as well
18 for any of the opaque surfaces that are shown
19 in the yellow color.

20 By the way, another thing, just a
21 nuance on the color, is that as the pattern

1 comes around to the north, we were interested
2 in what can we do to change and alter the
3 color as it reaches towards the residential
4 side? So we kind of thought that there was
5 this blending of the way the color worked,
6 that it kind of reminded us of more towards
7 the brick that exists more towards the north.

8 Finally for my part is to just mention
9 that the shadow studies that we conducted on
10 this were very encouraging to us. That even
11 in the winter, which is on the top right,
12 midday in winter, half of the park is still
13 seeing direct sunlight. So I think this
14 notion of the zoning envelope stepping down
15 was a very successful way of keeping that a
16 vital park.

17 So finally, I'll pass this off to Chris
18 Matthews who will speak a bit about some of
19 the landscape approaches.

20 CHRISTOPHER MATTHEWS: I'm Chris
21 Matthews with Michael van Valkenburgh

1 Associates Landscape architects. We wanted
2 to put this slide in context showing how the
3 landscape around these two buildings works
4 with the Rogers Street Park. And everything
5 we're doing to create a lively landscape on
6 the south side of Rogers Street, I think,
7 will only benefit by having the park on the
8 other side of the street. As Bob described,
9 the major landscape space on that side has
10 slipped from where it had been in the master
11 plan between the two life science buildings
12 to between the, you know, residential
13 building of the life science, and I think
14 that's fantastic because if we get successful
15 retail on the ground floor of that building,
16 it's only going to spill out into the
17 landscape and then encourage, you know, more
18 interaction between the park, the public park
19 and this project which is something that
20 we're all hoping for from the master plan.

21 So, the through-block corrector that

1 runs along the west side of the project
2 really is the space between where people live
3 and where other people are working, and it
4 expands on the north side of the building
5 into a kind of sort of whimsical in shape but
6 a very special place, that could be used to
7 put on more garden light. It could be used
8 to put on events, be highly active, can work
9 off of, you know, what we're hoping is going
10 to happen in the plaza space here. It may be
11 long. It may be another material. Enclosed
12 by trees and flowering shrubs below. And
13 then where the space narrows, we still want
14 to have a canopy of trees over the top and
15 then just simple benches below so that when
16 you're shopping, you can go out there and sit
17 down and enjoy a bit of fresh air.

18 The central space is entirely
19 different. This is much more about the use
20 of the two life sciences buildings, a plaza
21 at the lobby, a more garden-like space behind

1 that. Again, they could, they could program
2 that with events and uses that spill out from
3 the buildings, but it will be much -- even
4 though there's no restriction on how the
5 general public uses the space, no fences, it
6 will be much more about the lives of the
7 buildings themselves.

8 On Binney Street we've preserved the
9 existing line of London plane trees. They're
10 shown as the larger trees on the plan, and
11 in-fill the existing curb cuts and gaps in
12 that line of trees with new plane trees. We
13 have new trees on Third Street, Rogers, and
14 on Second Street. And I think that it
15 continues the idea of creating a whole number
16 of different uses and activities out in the
17 landscape that are very responsive to both
18 buildings in the streets themselves.

19 This is a view of the back corner
20 looking from the residential ground floor
21 building, the retail space, and a possible,

1 you know, cafe terrace and that garden/event
2 type activity area behind enclosed by these
3 trees. And the through-block connector
4 between the life sciences buildings where we
5 have groves of -- sort of layered groves of
6 trees and paving with seating below. So even
7 though there's a clear sight line from front
8 to back, you don't really feel like it, and,
9 you know, it's just the nature of experience
10 of passing through a whole different number
11 of layers as you go through.

12 I wasn't expecting to see that slide.
13 That concludes the presentation.

14 JOSEPH MAGUIRE: So this concludes
15 our design portion of our presentation. I
16 wanted to elaborate on a couple of things.
17 That we are staying within the nine, foot
18 nine spaces on the parking. Parking for the
19 residential will be under this building as
20 was planned. We -- I've decided to
21 potentially move some of the spaces of the

1 other residential location at 61 First Street
2 just for ease. And that is something that
3 we've talked to Susan Clippinger about and
4 the officials about. We're being consistent
5 with our plan, but we think that we've got a
6 very proud design that we would like to
7 present to the life science community and
8 we're open for questions about it.

9 HUGH RUSSELL: Pam.

10 PAMELA WINTERS: I just have a
11 question about the trees. Me and my trees.
12 This picture that you have here with this
13 sort of rounded trees, is that in fact what
14 the trees are going to look like? They look
15 very rounded. They look like little
16 marshmallows.

17 CHRISTOPHER MATTHEWS: That's
18 actually an architect's rendition of that
19 building that unfortunately for them has a
20 few trees in front of it. It will be the
21 existing trees plus the new trees.

1 PAMELA WINTERS: Will the trees be a
2 little bit more upright? I thought that
3 something a little bit more upright would be
4 more fitting with the --

5 JOSEPH MAGUIRE: That's right. A
6 few of those drawings that are in the book,
7 the architect has specifically shown the
8 building more than the trees.

9 PAMELA WINTERS: Okay, okay, got it.

10 JOSEPH MAGUIRE: And we're revealing
11 the building rather than covering it with the
12 treescape. That would be one of those
13 images.

14 PAMELA WINTERS: Okay, thank you.
15 I'm a neurotic gardener.

16 Thank you.

17 CHARLES STUDEN: I also had a
18 question about the landscaping, and I'm
19 trying to remember, the parking garage is
20 beneath both buildings, the footprint, so
21 that the this space that we're looking at

1 here, that shows planting these trees and
2 vegetation are on the roof of the garage?

3 ROBERT SCHAEFFNER: Right.

4 CHARLES STUDEN: Which presents, of
5 course, very special conditions for planting.
6 I like what I'm seeing here. I just don't
7 know whether realistically it's going to look
8 like that given the constraints of
9 containers. And then one further question,
10 and I like very much, by the way, what you've
11 done with the plan, the adjustments you've
12 made in particular moving the open space from
13 off center over to the residential building,
14 is that a landscape feature also on top of
15 the garage as well? Is it the garage is a
16 big rectangle or does the garage step in that
17 corner? I can't remember from --

18 BARRY SHIEL: If you like us to show
19 you the garage, I think we can put it on the
20 screen.

21 CHARLES STUDEN: Yes. I'm curious

1 as to the relationship as to the landscaping
2 that you're showing.

3 ROBERT SCHAEFFNER: So I guess, is
4 this the best way to show it, Barry? I guess
5 if you look this way here, it's under that
6 piece. So it's not under the residence. So
7 this piece here of the plaza that you were
8 just mentioning is indeed above the garage
9 and so is the space between. And, Chris, I
10 think might mentioned sort of the approach he
11 took towards the landscape depth that he
12 requires to get this to work or he suggested
13 to get that to work advice.

14 CHRISTOPHER MATTHEWS: Yeah, we have
15 -- actually as with all the other buildings a
16 condition where part of the landscape is on
17 structure and part of it is not. So we've
18 worked with the architects to make sure we
19 have enough soil where that's the case we
20 don't have to rely on raised planters, and
21 actually we're putting structural soil

1 underneath a lot of the paved area. So you
2 won't see or notice or experience any
3 difference between where it's on the
4 structure and where it's on solid ground.

5 CHARLES STUDEN: Thank you.

6 HUGH RUSSELL: What does the
7 planting?

8 CHRISTOPHER BARR: It varies. But
9 what we've asked for, and I believe what
10 we're getting, is four feet between the
11 finish grade and the top which takes account
12 of the paving and then the soil and then the
13 drainage and then below the soil. What the
14 soil actually is not four feet.

15 HUGH RUSSELL: It's a very generous
16 amount.

17 CHRISTOPHER MATTHEWS: Yes.

18 THOMAS ANNINGER: Do you want
19 comments?

20 HUGH RUSSELL: Sure.

21 AHMED NUR: (Inaudible). As far as

1 I can see, the building is designed
2 absolutely beautiful. I don't really have a
3 lot of comments, that just compliments, but I
4 would like the staff to speak of this
5 building, what Roger thinks of the project.

6 HUGH RUSSELL: Yes. You want to
7 speak now, Roger?

8 ROGER BOOTHE: Okay. Yes, as
9 Charles said, I think the move and the open
10 space was a really huge improvement. The
11 master plan that had been approved and I
12 think we all see a myriad of what's rather
13 blocky in the way that the massing of the
14 buildings worked. And the open space next to
15 the residential seemed a little bit too
16 tight. So I think that was an extremely good
17 move. And then actually making something of
18 that through-block passageway is as the
19 architect said, not something we've seen that
20 much of. It kind of really Harvard Square
21 and some of the buildings that were done in

1 that Crate and Barrel sort of block. But I
2 think that can be a very lovely space. And
3 we raised the same worries about whether the
4 trees actually survive there. And certainly
5 this team knows how to deal with trees on
6 structure. But it's always an issue and they
7 assure us it's going to be irrigated and so
8 forth.

9 But I think also there are a lot of
10 nuances in the way that the building is
11 structured to step down towards the park, the
12 neighborhood are really welcome. And the
13 variations in the type of landscaping that
14 Chris Matthews was just describing really
15 should enliven it, make every part of it feel
16 very different. So I think from the staff
17 point we're very happy.

18 The facade treatments, I think having
19 the colors change and using that sort of
20 technique and having edges is quite clever.
21 And the use of those cutouts of -- we

1 mentioned that the Board always likes those
2 cutouts to have some sense to them and
3 they're not arbitrary. And hopefully they
4 can defend them quite well.

5 And so overall I feel that it's a great
6 step forward than where we were with the
7 master plan now.

8 HUGH RUSSELL: Okay.

9 AHMED NUR: Very quick question.
10 There are two questions that I have. One for
11 the landscape architect and the other one for
12 Bob Schaeffner.

13 The facade that I believe was in the
14 north -- no, on Binney Street probably. You
15 had it stepped back about eight foot?

16 ROBERT SCHAEFFNER: Yes.

17 AHMED NUR: The wood? Now is that
18 parallel -- is the nickel an open or is there
19 actually a glass of some sort?

20 ROBERT SCHAEFFNER: No, glass on the
21 side.

1 AHMED NUR: Okay.

2 ROBERT SCHAEFFNER: So one
3 opportunity here poses that even if you're on
4 the inside, one of those upper floor plans
5 which are rather large, will have this event
6 up there, and it becomes kind of an internal
7 corner window. So you get lateral views.

8 AHMED NUR: There's no void between
9 the facades?

10 ROBERT SCHAEFFNER: No.

11 AHMED NUR: Okay, good. I was going
12 to say the birds would just love that.

13 And a question for the landscape
14 architect. The alley field between the
15 alleyway between the two buildings, 75 and
16 125, it looks like a heavy pedestrian -- from
17 the top view it appeared that you're planting
18 in your areas that did not have plants or
19 grass between the two buildings. Could you
20 go back to between the buildings, top view.
21 Yes. Now, it looks like along the Second

1 Street and both Third Street you have a
2 continuous planting. And then all of a
3 sudden here you cut out -- there's areas that
4 are not green. And so in other words,
5 pedestrian can touch the glass or maybe walk
6 into the glass. Why do we stop there and is
7 that an entrance? What type of flooring is
8 that anyway, that white area?

9 CHRISTOPHER MATTHEWS: In this here,
10 this area?

11 AHMED NUR: Yes.

12 CHRISTOPHER MATTHEWS: What we've
13 done is we've put plants in areas that are
14 not under the bridges and they're not under
15 the building overhang technically. It's not
16 very smart in the long run to do that. So
17 what -- there's a bridge here. There's a
18 bridge there.

19 AHMED NUR: Okay.

20 CHRISTOPHER MATTHEWS: One there.
21 And then the fourth one is here. And then

1 around the edge of the building we've only
2 taken the planting right up to the facade
3 where there's not an overhang.

4 Does that answer your question?

5 BRIAN MURPHY: It does answer my
6 question. Except the -- where the lobbies
7 are. Can you go to that elevation? Back to
8 the two lobbies.

9 CHRISTOPHER MATTHEWS: Yes.

10 AHMED NUR: The two buildings. So
11 looking at that, right behind those three
12 people --

13 CHRISTOPHER MATTHEWS: Yeah.

14 AHMED NUR: -- is there a bridge
15 above the other and a bridge above that?

16 CHRISTOPHER MATTHEWS: Yeah.

17 AHMED NUR: Okay, that answers my
18 question. Thank you.

19 HUGH RUSSELL: Ted.

20 H. THEODORE COHEN: Well, I think
21 it's a very handsome building and I like

1 virtually everything you've done. I'm not
2 yet convinced about the bridges because while
3 I can see what they do architecturally for
4 the building, it seems to me there's a loss
5 for the public in the cut through. And one
6 question I have is being envisioned that both
7 buildings are going to be sold or leased to
8 one entity?

9 JOSEPH MAGUIRE: So we may choose to
10 do one or the other. They don't necessarily
11 occur at the same time. But when we build
12 them, we'll constructively such that we want
13 to be able to attach to the other. So as you
14 may recall, this is on one garage. It
15 actually is one building technically, and the
16 building code but there might be two phases.

17 H. THEODORE COHEN: I guess my
18 concern is if at some point in time you built
19 the bridges and then they house two different
20 entities, what's going to happen to the
21 bridges?

1 JOSEPH MAQUIRE: The bridges aren't
2 necessari ly a crossing. We filled them as
3 conference rooms and things of interest and
4 acti vi ty that woul d occur at these locati ons.
5 So they're not necessari ly a crossing bri dge.
6 We may not have the same tenant on both sides
7 of the bui l di ngs. The opportuni ty for us to
8 have two di fferent size bui l di ngs presents
9 two di fferent ki nds of candi dates for the
10 market. So it's an idea for flexi bi li ty and
11 poi nts of interest. I thi nk ha vi ng a
12 conference room that's ki nd of, that's ki nd
13 of hang ing out there and a lot of gl ass can
14 be very i nteresti ng.

15 PAMELA WINTERS: It is.

16 H. THEODORE COHEN: But in the
17 si tuati on where there are di fferent enti ti es,
18 so the bridge at one end may si mply be shut
19 off from one si de of the bui l di ng?

20 JOSEPH MAQUIRE: Wel l, I'd say the
21 way we look at usi ng it, we look at them as

1 being conference rooms. They're about 40
2 feet between the two buildings, and so you
3 can imagine a large conference room at this
4 location. Instead of being at the corner of
5 the building, it gets to be in this open
6 space.

7 H. THEODORE COHEN: I understand
8 then what you're saying, but I'm viewing it
9 as a security issue. If you're in one -- if
10 you're a company in one building and you're
11 using that as a conference room, it's going
12 to attach to the other building somehow.

13 JOSEPH MAQUIRE: There would be a
14 wall.

15 H. THEODORE COHEN: There would be a
16 wall and it would be cut off from that
17 building?

18 JOSEPH MAQUIRE: There are an
19 infinite number of variety of ways that it
20 could actually work out in the future. It
21 could be blocked on one side.

1 HUGH RUSSELL: Assuming you get two
2 20-foot wide conference rooms.

3 H. THEODORE COHEN: Right.

4 HUGH RUSSELL: One for each side.
5 Depending on whoever gets there first,
6 what they want.

7 Tom.

8 THOMAS ANNINGER: I have three
9 comments, general comments. The first is I
10 agree with Charles and Roger and the others
11 so that the new improvements to the master
12 plan are significant. And all I wanted to
13 say about them is I think they are, they show
14 how good it is to allow ourselves to have new
15 ideas on an existing master plan, to permit
16 ourselves to give a fresh look at it and
17 we're getting the benefit of new eyes, new
18 faces, new people to look at that. And I
19 think that's, that's an important thing to
20 remember as we go through this if we have any
21 more occasions like this. New looks at

1 things is always a plus I think.

2 Second, I guess I wanted to speak about
3 this space here and maybe have a little bit
4 of a different view of it. I think this is a
5 wonderful space that you've come up with, and
6 my experience with bridges is that they are
7 often seen as a negative, as a problem, as
8 something that we have to disguise, we have
9 to design, we have to sort of almost
10 apologize for but we need it in order to
11 connect. Here I think you've almost done
12 something rather Zen and turned that into a
13 real design plus. You've made it more
14 interesting. I think you've added shade to
15 an area that otherwise might be almost too
16 sunny to be used in the summer. That's a
17 real problem in eastern Cambridge where the
18 sun really can bear down on you. And so I
19 think that what you've done here is quite
20 masterful, and I think you've given us a new
21 idea on a new perspective on how bridges can

1 be used. I mean, there are examples of how
2 bridges were absolutely turned down on the
3 other end of Cambridge, the famous one being
4 the Fogg Museum.

5 Third, for me the whole design of this
6 was a relief. I almost felt like I could
7 breathe more easily now that I saw this
8 because it is such a step away from what I
9 think the rest of Binney Street has become
10 which is somewhat of a glass facade in a way
11 overdone as much as the brick has been
12 overdone on Broadway and Main Street. And I
13 know when I said that last time, I got a lot
14 of glazed looks as if people didn't agree
15 with me and maybe they still don't. But for
16 me this is a huge relief. I like the
17 materials. I hope the materials are as nice
18 as what they look like in the drawings. When
19 I saw them in the drawings, I couldn't tell
20 what material it was. Was it wood? Was it
21 curtains that were kind of smushed up? It's

1 uncl ear to me.

2 ROBERT SCHAEFFNER: That ambi gui ty
3 was defi ni tel y admi rabl e.

4 THOMAS ANNINGER: Wel l , I hope that
5 the real i ty wi ll be as good as the drawi ngs
6 and the pi ctures. And, yes, the cutouts,
7 Roger is right, I 'm al ways one who is a
8 li ttle skepti cal of cutouts, parti cul arly in
9 resi denti al bui ldi ngs. I thi nk there' s one
10 parti cul arly one egregi ous versi on of that on
11 Cl arendon and Stuart Street where you have a
12 compl etel y arbi trary cutout on a resi denti al
13 bui ldi ng and you go why is that there? I
14 thi nk here that' s not the case. I don' t have
15 any doubt that it seems to flow wi th the rest
16 of the genome desi gn wi thout any di ffi cul ty.
17 So I thi nk here, too, you' ve taken cutouts
18 and turned them i nto a posi ti ve, whi ch i sn' t
19 al ways what I thi nk others have done.

20 So, I am very pleased that thi s wi ll be
21 a break from the rest and I thi nk i t' s a

1 terri fi c job.

2 Thank you.

3 ROBERT SCHAEFFNER: Thank you.

4 HUGH RUSSELL: Sure, Pam.

5 PAMELA WINTERS: Yes. I just wanted
6 to agree wi th you, Tom. I really like the
7 materials and I love the colors on the edge.
8 Whose ever idea that was, I think that's
9 great. And I do like the ambiguity, it's
10 like, what is that? You know, it just makes
11 it more playful , more interesting, and I
12 just, I think you guys did a great job.

13 ROBERT SCHAEFFNER: By the way, the
14 lining of the jacket had something to do wi th
15 that idea.

16 PAMELA WINTERS: That's excel lent.

17 ROBERT SCHAEFFNER: We were trying
18 to come up wi th how can you come up to the
19 di ni ng room tabl e and be presentabl e and have
20 a li ttle bi t of a flash. That actual ly was
21 an i nspi rati on.

1 PAMELA WINTERS: Is that when you
2 were choosing the colors?

3 ROBERT SCHAEFFNER: Yeah, that was
4 one of them.

5 JOSEPH MAQUIRE: We also had another
6 interesting one was an analogy between, I
7 can't remember if it was a Snickers bar and
8 Mars bar and pulling the bars apart, and that
9 was kind of the inspiration for the
10 connections between the two buildings. So I
11 always get a kick out of that.

12 PAMELA WINTERS: Well, very cool.

13 HUGH RUSSELL: I would like to agree
14 with my colleagues that this is really an
15 exemplary proposal before us.

16 The thing that I particularly like is
17 sort of a creation of an architecture of
18 solid and void and support and structure that
19 gives a richness. And so then the additional
20 moves of cutting things out at corners or
21 recessing the setback are just variations

1 that are in scale with something that already
2 is really all about scale. So this is a very
3 masterful job. I see nothing I would like to
4 see changed although I'm sure as the project
5 develops, you will find things that you will
6 want to change.

7 The space between the buildings with
8 the bridges I think is a good move. I've
9 done a large mill conversion, and one of the
10 things about mills is that they used to have
11 bridges. And the National Park Service
12 doesn't like you to take them down because
13 that's part of the character. And the
14 interesting thing is that when you're
15 actually in the spaces between the buildings,
16 the bridges aren't very important. It's more
17 when you're looking at them from a distance.
18 I think these bridges actually will on a
19 rainy, drizzly day actually allow you to, you
20 know, be outside and give you a little
21 protection. As someone else mentioned,

1 AHMED NUR: What's the width on the
2 top? What's the width of the bridge?

3 Roughly?

4 BARRY SHIEL: Approximately 16 feet.

5 AHMED NUR: Anything going on top?

6 Maybe a green roof or anything or just

7 leaving it?

8 BARRY SHIEL: We don't expect to put

9 green roofs on the bridges themselves.

10 AHMED NUR: Pardon?

11 BARRY SHIEL: No.

12 AHMED NUR: The gutters? What are
13 we doing with the water?

14 ROBERT SCHAEFFNER: We'll drain
15 those internally.

16 AHMED NUR: All right.

17 JOSEPH MAQUIRE: Just to remind you
18 this building is LEED sustainable. We're
19 doing groundwater infiltration as part of it
20 as well. It's silver or better. Probably
21 gold, too, by the time we're finished with

1 i t.

2 HUGH RUSSELL: That's nice to see a
3 bui l di ng that i sn' t enti rely gl ass whi ch I
4 cannot comprehend how you get those energy
5 poi nts for a bui l di ng that' s enti rely gl ass
6 wi thout spendi ng a great deal of money.

7 So woul d anyone l i ke to make a moti on
8 or assert what Mr. Rafferty suggested?

9 THOMAS ANNINGER: We' ve revi ewed the
10 bui l di ng i n accorda nce wi th, i s i t the PUD,
11 and have l ooked at i t, have had i t presented
12 to us i n i ts desi gn, i ts l andscape, i ts
13 massi ng, and how i t conform s both to the
14 master pl an and how i t has taken the l i berty
15 to make i mprovements to i t whi ch I thi nk we
16 al l found posi ti ve. And I thi nk the
17 di scussi on has l ed us to bel i eve that we al l
18 approve of thi s bui l di ng and i ts desi gn
19 wi thout reservati ons and, therefore, I move
20 that we gi ve the proponents what they have
21 asked for, whi ch i s approval of thi s bui l di ng

1 in its current design. And any changes that
2 the staff may see necessary as they go along
3 with it, provided that it remains within the
4 spirit of what we've seen tonight.

5 HUGH RUSSELL: Is there a second?

6 CHARLES STUDEN: Second.

7 HUGH RUSSELL: Discussion on this
8 motion?

9 (No Response.)

10 HUGH RUSSELL: All those in favor?

11 (Show of hands.)

12 HUGH RUSSELL: Six members voting in
13 favor.

14 THOMAS ANNINGER: Is that what you
15 wanted, Mr. Rafferty?

16 ATTORNEY JAMES RAFFERTY: You know
17 what I really want? As long as we're here, I
18 told Bob that something as elegant as this
19 needs to have a name other than the gap
20 between the building. It's got to be a
21 French word. Is it allee? Is it a

1 promenade? Is it an arcade? So far he's
2 come up with atrium.

3 HUGH RUSSELL: Put that as a
4 condition.

5 ATTORNEY JAMES RAFFERTY: Thank you.
6 But the big move here, as you recognize, was
7 the changing of the footprint of these
8 buildings and we were pleased to see that it
9 was received as well.

10 Thank you.

11 HUGH RUSSELL: Thank you very much.

12 * * * * *

13 HUGH RUSSELL: And the next item on
14 the agenda that we're going to discuss is
15 Water Street.

16 ATTORNEY JAMES RAFFERTY: We have
17 one other Alexandria.

18 LIZA PADEN: Construction Management
19 Plan.

20 HUGH RUSSELL: Oh, construction
21 management plan. We received a construction

1 management plan on Alexandria that we are
2 required to approve I believe.

3 Item No. 3. So is somewhere in here we
4 have a.

5 LIZA PADEN: There's a package of
6 materials and it should be -- the cover
7 letter would be from Adams and Rafferty dated
8 November 8th.

9 HUGH RUSSELL: Has this plan been
10 reviewed by city agencies?

11 LIZA PADEN: Yes. The plan has gone
12 to Inspectional Services. It's gone to
13 Traffic and Parking, and the Department of
14 Public Works.

15 AHMED NUR: You had a letter from
16 Traffic on this.

17 ATTORNEY JAMES RAFFERTY: I might
18 add, Mr. Chairman, the plan was developed in
19 concert with all three of those agencies in
20 following the guidelines, the protocols that
21 they have established. It just so happens

1 that in this PUD decision, the approval of
2 the construction management plan is a
3 requirement of prior to the issuance of the
4 Building Permit, the Planning Board has to
5 approve it. So, not always the case, in
6 fact, probably the exception as opposed to
7 the rule. But this is the prerequisite to
8 our getting the Building Permit for the new
9 Biogen building up the block. We need to
10 have it approved construction management
11 prior to the issuance of that first Building
12 Permit.

13 HUGH RUSSELL: And does this cover
14 the entire Alexandria project?

15 ATTORNEY JAMES RAFFERTY: It's both.
16 There's a master plan building, construction
17 management plan. And then this one is a
18 specific one for this building. So it --

19 JOSEPH MAQUIRE: 225 Bi nney.

20 ATTORNEY JAMES RAFFERTY: 225
21 Bi nney.

1 AHMED NUR: 247.

2 LIZA PADEN: 251 Binney Street.

3 H. THEODORE COHEN: This says 251.

4 ATTORNEY JAMES RAFFERTY: 251 and
5 225 are the same block. It's referred to in
6 the master plan as 225. We always have this
7 thing -- we have it as 225. I think
8 somewhere it's 251. But it is the block on
9 Binney bounded between Fifth and Sixth for
10 the building that you approved by Spagnola
11 and Associates for the new Biogen corporate
12 headquarters. And we call that 245 -- 225.

13 JOSEPH MAQUIRE: 225. It has a
14 range of addresses. Biogen it was at 241
15 Binney Street.

16 LIZA PADEN: I'm going to call
17 engineering and get them an address.

18 AHMED NUR: Call Luke Perry.

19 HUGH RUSSELL: So I believe this
20 used to be a theme going here. That address
21 is divisible by 25.

1 LIZA PADEN: Yes.

2 HUGH RUSSELL: So it no doubt will
3 create confusion in the future, but that's
4 what they want to do.

5 JOSEPH MAQUIRE: Yes.

6 ATTORNEY JAMES RAFFERTY: Yes.

7 CHARLES STUDEN: I notice on page 5
8 of the construction management plan there's a
9 schedule that in one of the items, site
10 preparation, demo, erosion, utilities, cut
11 and cap, it just shows that that was
12 completed on the 11th of this month. Is that
13 true? Has that work been done?

14 JOSEPH MAQUIRE: Yes, for that
15 block, yes. It went on for a good six weeks.

16 CHARLES STUDEN: Great. I was just
17 curious. Good.

18 HUGH RUSSELL: These are months and
19 years?

20 CHARLES STUDEN: Yes, months and
21 years.

1 ATTORNEY JAMES RAFFERTY: Alexandria
2 has actually filed the Building Permit
3 application with ISD for this building. So
4 this will be the first building constructed
5 in the PUD process.

6 JOSEPH MAQUIRE: We currently hold a
7 demolition permit as well. And we started
8 demolition today on the exterior of the
9 buildings. The ones that are coming down for
10 historic buildings.

11 HUGH RUSSELL: So, if Planning Board
12 has been approved by the relevant agencies,
13 we wouldn't ordinarily do this. Do we want
14 to make any comment on this plan?

15 (No Response.)

16 HUGH RUSSELL: If not, we should
17 entertain a motion to approve it. Who's
18 going to make that motion?

19 CHARLES STUDEN: So moved.

20 HUGH RUSSELL: Okay. Is there a
21 second?

1 PAMELA WINTERS: Second.

2 H. THEODORE COHEN: Second.

3 HUGH RUSSELL: Second, Pam.

4 Discussion?

5 (No Response.)

6 HUGH RUSSELL: All those in favor of
7 approving the construction management plan?

8 (Show of hands.)

9 HUGH RUSSELL: Six members voting in
10 favor.

11 ATTORNEY JAMES RAFFERTY: Thank you
12 very much.

13 JOSEPH MAQUIRE: Thank you very
14 much.

15 HUGH RUSSELL: Now we can take a
16 break.

17 LIZA PADEN: Now we're on to 22
18 Water Street.

19 (A short recess was taken.)

20 HUGH RUSSELL: We're going to move
21 on to the next item on the agenda, 22 Water

1 Street.

2 The Board is going to discuss Planning
3 Board case 247, 22 Water Street, Minor
4 Amendment request for design modification.

5 CHRISTOPHER KANEB: Thank you,
6 Mr. Chairman. My name is Chris Kaneb and I'm
7 with Catamount Holdings. We are the owners
8 of 22 Water Street.

9 With me tonight are members from our
10 project team Greg Downs and Brian Lawlor from
11 SMMA, our architects and engineers; Lou
12 Miller from Rackemann, Sawyer and Brewster,
13 our attorney. And also David Delaney from
14 the Caterus Company who is the project
15 manager. Caterus Company you may recall is
16 our development partner on this project, and
17 David will be overseeing the actual
18 construction.

19 So we're here tonight for a Minor
20 Amendment for the project. You may recall we
21 were here in July for another Minor Amendment

1 which was basically just reducing the size of
2 the building slightly. And we have moved
3 ahead with advancing the construction
4 drawings and are making very good progress on
5 the drawing side, and also working with
6 contractor, pricing it out and as well as
7 securing financing. So we feel very
8 confident that things are coming together
9 very nicely, and we hope they'd be in the
10 ground in the first half of next year. And
11 we're working toward that end.

12 We have been meeting very regularly
13 with other parties who are involved in the
14 project; namely, the MBTA which is one of our
15 abutters and the Green Line extension which
16 abuts our property and I'll talk to that
17 model directly, as well as another abutter
18 HYN, and I know that they're here in the
19 audience tonight which I appreciate.

20 The two changes that I want to discuss
21 regarding the Minor Amendment that's before

1 you relate directly to the below grade
2 parking and the adjacent parking area that is
3 along the T tracks. And if you'll allow me,
4 I'll just talk to the model.

5 You'll recall that the permitted
6 project had two levels of parking; one at
7 grade, which was completely screened by the
8 building, and one below grade. And this was
9 in compliance with Section 13.79.2 which
10 addresses parking adjacent to active rail
11 lines. As we've been meeting with the T,
12 they made it known to us that not only were
13 -- there were going to be two changes to the
14 Green Line extension which we hadn't been
15 aware of before. One was that the extension
16 was going to be wider than the existing --
17 their existing right of way. So they would
18 need to encroach on our property. And the
19 second is that the tracks would be elevated
20 along the entire length of our property.
21 When we had been designing the building

1 before and securing the permits, the plan
2 from the T was that they would cross
3 approximately 25 feet above Water Street and
4 then go down to grade at the other end of our
5 property. And they, in the course of meeting
6 with them, they made it clear that they were
7 going to keep it -- keeping it elevated and
8 also widening it slightly. These are two
9 significant factors which we took back to the
10 design team, and putting those issues
11 together, we redesigned the parking layout.
12 We realized that the roof, this was a roof
13 structure covering the at grade parking here.
14 We took a portion of the lower level of
15 parking and brought it up to this roof level
16 because the -- this area was now going to
17 basically going to be up against the active
18 rail line and not, you know, it was in a
19 different situation than was originally
20 conceived.

21 So we're trying to basically make

1 Lemonade out of lemons, and we had some real
2 lemons to deal with.

3 As you can see from the design, we
4 wanted to insure that this wasn't just a
5 surface parking lot, so we've designed a
6 pattern into the hardscape as well as
7 incorporated some seasonal awning elements to
8 kind of give structural -- I'm sorry,
9 sculptural flavor to it, so that it's
10 actually, you know, attractive to view from
11 above both from our building as well as from
12 neighboring buildings. Most importantly,
13 though, is that the parking will still be
14 completely screened from any public way just
15 as it had been before. Almost all of it from
16 the building itself and then down at this end
17 will be screened by a wall that comes above
18 the parking level so that it won't be visible
19 as you're walking around it.

20 So, that brought approximately 100 cars
21 from the lower -- from the below grade

1 parking up to this level. The building did
2 not -- this parking level did not come up.
3 That was actually roof that was there, and
4 we're now simply parking on that roof. So,
5 it's another way of saying the parking
6 structure didn't actually increase in height.
7 It's just that we're parking on the roof of
8 what had been the roof of the structure.

9 The second piece of the Minor Amendment
10 relates directly to that because a portion of
11 the parking area here impacted these units
12 that were on the second floor. And so we
13 reconfigured the interior unit layouts and
14 were able to incorporate those units into
15 this bar along Water Street. This is a
16 six-story bar. And so we were able to
17 maintain the same unit count simply by
18 extending this bar by 25 feet. It's still
19 the same height, still six stories. It's
20 still -- you can see we have some boards
21 here. It's for the design, the appearance on

1 the outside is not changed in any way.

2 And so those are the two primary --
3 really those are the only changes that we
4 have in the Minor Amendment. Not only is it
5 working with an imperfect situation that we
6 were dealt with pretty late in the game, it
7 also has the benefit of making the
8 construction simpler. And importantly to
9 some of our abutters it speeds up the
10 construction. So we are hoping to shave off
11 maybe more in construction which is not
12 something that, you know, is not a small
13 issue as we have been meeting with the glass
14 factory. We just met with them last night.
15 Last week we met with the East Cambridge
16 Planning Team to discuss this. So they are
17 receptive to the changes that we proposed,
18 but also pretty happy that one of the
19 opportunities is that it shortens the
20 construction segment.

21 I'm happy to turn it over to the more

1 detailed submission of what we submitted to
2 the City, but I'm also respectful of your
3 time. If you have any questions for me.

4 AHMED NUR: If I may, I have a
5 really quick question. So now you're parking
6 on top of the roof --

7 CHRISTOPHER KANEB: That's correct.

8 AHMED NUR: -- of the garage?

9 CHRISTOPHER KANEB: Right.

10 AHMED NUR: It requires lighting?

11 CHRISTOPHER KANEB: That's right.

12 AHMED NUR: How does that affect the
13 train? Do you have any pictures or anything
14 what that might look like?

15 CHRISTOPHER KANEB: Do you have any
16 pictures?

17 BRIAN LAWLOR: My name is Brian
18 Lawlor, L-a-w-l-o-r, SMMA. So, in terms of
19 their relationship between the parking level
20 and the MBTA viaduct, it's approximately --
21 the parking will be approximately ten feet

1 below the tracks.

2 AHMED NUR: Okay.

3 BRIAN LAWLOR: So that's essentially
4 how they -- that's essentially the
5 relationship between the proposed parking
6 level section and the tracks.

7 AHMED NUR: All right, I see.

8 BRIAN LAWLOR: Approximate elevation
9 44, 54. So all lighting, this is the --

10 AHMED NUR: That's exactly what I
11 needed to see, thank you. So the poles are
12 going to be nine feet tall and still be a
13 foot below?

14 BRIAN LAWLOR: That's correct.

15 GREG DOWNS: And could be directed
16 down to --

17 H. THEODORE COHEN: While you've got
18 that, can you explain the awning system?

19 GREG DOWNS: Yes, the canopies. Let
20 me go back a little bit. Gregory Downs, SMMA
21 Architects. We began this project six years

1 ago. (Inaudible) was and is our partner.
2 They did the formative design which has
3 basically remained since it was approved by
4 this group. It has been changed in many ways
5 from condos to apartments and other things
6 that you've seen, but essentially it's the
7 same building. And these two changes are
8 interesting because from the very beginning
9 we always had the roof of the garage to deal
10 with. And way back when before we had
11 parking as we do now on part of it, we always
12 had a garden. And then we had a roof area.
13 And we, at that time we were very concerned
14 about what the residents would be looking
15 down on. It's almost like a canvas. So we
16 knew that the garden would look good, but we
17 always tried to think of the whole roof and
18 had the geometry of, you may remember, in the
19 roof area we had gravels with a pattern of
20 different colored gravels. So when this
21 change came, it really -- we went back and

1 for where we started and evolved trying to
2 think about the whole roof. And these, first
3 of all, the parking wasn't just going to be a
4 parking surface, but we've added color to the
5 topping to begin to carry the same pattern as
6 we did originally in the roofed area where
7 the parking is. And we thought maybe
8 three-dimensionally we could lift something
9 up. And that's what these canopies are,
10 these tension fabric structures which are
11 three-season kind of pieces that we thought
12 could give it a kind of three-dimensional
13 way. And also might look nice with light
14 underneath them in the evening. So they're
15 decorative.

16 And the other thing is once we found
17 out the T would be going by all the way along
18 the whole south and not dropping down, we
19 realized that instead of 100 or so people in
20 the building looking out, we'd have a
21 thousand people or so going by every day. So

1 we wanted it to look good out the window from
2 the T.

3 And the other thing is the lengthening
4 of the of the bar. This had been a -- when
5 this came in, the Board was very happy
6 because it set up a 65-foot datum that was
7 something that was important in terms of
8 scale. And so, actually I think the longer
9 bar makes me happier. It's been many lengths
10 as we've gone through this process. So
11 that's the thinking behind it.

12 CHARLES STUDEN: Hugh.

13 HUGH RUSSELL: Yes.

14 CHARLES STUDEN: I actually have a
15 question, it's really not so much my question
16 as it is some points that Adam Shulman in the
17 Traffic, Parking and Transportation
18 Department raised in a memo dated November
19 8th and I was just curious whether you had
20 received a copy of that or had been in
21 conversation with him. He raised five points

1 relative to the design of this project and
2 how it relates to the multiuse path, for
3 example, and the future North Point roadway.
4 Can you, for my benefit, kind of address
5 these, please?

6 BRIAN LAWLOR: So, yes, we did, we
7 did see the comments from Adam. First
8 request and we did just recently get this
9 forwarded to us. So the first question was
10 whether we could forward a larger scale plan
11 of the bicycle parking area? And of course
12 we are pleased to do that. That is shown, if
13 the Board would like to see it at this larger
14 16 scale which is doubled what you've seen in
15 the application. So we can certainly go
16 through that, but we will forward that to
17 Adam.

18 The second question was there had been
19 a door from the first level, the ground level
20 bicycle parking out to the multiuse trail.
21 We will show that again. We will reintroduce

1 that door. I can show you on the plan. It's
2 absolutely not an issue and a very good point
3 to the plan. And that will be added to the
4 plan.

5 CHARLES STUDEN: Okay.

6 BRIAN LAWLOR: The third, his third
7 point is whether we can commit to some short
8 term bicycle parking on the site plan. And
9 that is absolutely yes. I mean, we will want
10 bicycle spaces for visitors, not just the
11 spaces inside the building for the residents
12 and guests. So certainly not a -- we would
13 fully intend to provide that space.

14 CHARLES STUDEN: And specifically
15 near the building entrance?

16 BRIAN LAWLOR: Yes.

17 CHARLES STUDEN: On Water Street.

18 BRIAN LAWLOR: Yes.

19 CHARLES STUDEN: Okay.

20 BRIAN LAWLOR: We should be sure
21 that columns are not located within any part

1 of a parking space. That is, that has been
2 accomplished. That is something that we have
3 been working carefully with. Dave will vouch
4 for that. They've been working very
5 carefully on that detail with our structural
6 engineering team.

7 And the last point is that the
8 previously approved plan was designed to
9 accommodate a potential entrance, the west
10 end of the building out towards North Point.
11 And essentially the spaces that we've
12 eliminated are on the basement level. So the
13 first floor garage is still extended to the
14 same point as it was previously. So, it's
15 true that there are probably two or three
16 spaces that would need to be relocated to
17 make that connection in the future. But the
18 actual level, the extension of elevation is
19 exactly the same.

20 CHARLES STUDEN: So that wouldn't
21 preclude --

1 BRIAN LAWLOR: Not in any way.

2 CHARLES STUDEN: Okay, thank you.

3 BRIAN LAWLOR: Okay.

4 HUGH RUSSELL: As part of this
5 discussion is that I think we need to make a
6 determination that this is indeed a Minor
7 Amendment. And I would contend that since
8 the number of parking spaces hasn't changed
9 materially or at all.

10 The number of apartments hasn't
11 changed. And the only part that's visible
12 from the street is the 25-foot difference in
13 the length of one of the wings, that that
14 sounds like a Minor Amendment in terms of its
15 impact on the city. And so I think that's --
16 and I will say also I was never happy with
17 colored gravel on the roof. And I could
18 understand why you didn't make the entire
19 thing a garden because of the expense
20 involved, but I'm hopeful that these fabric
21 canopies which is a known technology, we

1 don't see much of it around here but, you
2 know, people know how to do this. And that
3 that actually would be a better response to
4 the problem than what we had before. So I
5 think that's an improvement actually.

6 PAMELA WINTERS: So you're saying to
7 produce a green roof, Hugh, is that what
8 you're suggesting?

9 HUGH RUSSELL: Well, I would have
10 liked to have seen a green roof on the whole
11 thing and that came up with discussion the
12 first time we heard that project, and it was
13 not feasible to do that.

14 PAMELA WINTERS: Okay.

15 HUGH RUSSELL: So, here, what
16 they're doing is creating something that
17 doesn't simply look like the parking lot that
18 it is, except in winter because I assume the
19 fabric structures can't support snow and will
20 be much more difficult to make them support
21 snow and that's why it's three seasons rather

1 than four.

2 And you know what I had forgotten about
3 the alignment, vertical alignment of the T
4 and how we hadn't, you know, assumed that
5 essentially the trains were going to
6 disappear. And they're clearly not
7 disappearing. And, you know, I don't think
8 I'd like to live in an apartment that was
9 looking up at the underside of, you know, a
10 train that would be 50 feet away. So I think
11 there's a logic to removing the parking
12 spaces on the first -- I mean, the apartments
13 on the first floor that have that close
14 proximity. And it's just a very sensible
15 response to the revised conditions. And so I
16 think it's a good idea. Clearly it helps the
17 project not to have to deal with 7,000 cubic
18 yards of soil that probably is not in
19 pristine condition. And so that just makes
20 it more feasible, more likely, and can
21 proceed to what is a very difficult financing

1 process this year and next year. So I think
2 we ought to view it as a Minor Amendment and
3 approve it.

4 CHARLES STUDEN: I agree. In
5 particular, I like the solution using the
6 sales in combination with a pattern on the
7 concrete. It sounds as if you're going to do
8 something in concrete as well. And then I
9 think a suggestion was made that even at
10 night the way it was lighted in some way,
11 that it could be very dramatic, not only for
12 the people living in the apartment, it's less
13 onerous than looking down at the parking lot
14 but also for people on the train in the
15 future going by. Almost, I can see going by
16 and going wow, what's that? You know, I want
17 to know what it is. Maybe I want to live
18 there which would be a good marketing
19 technique. Anyway, I agree with Hugh. I
20 think this is -- you are faced with some very
21 difficult changes that you had to deal with,

1 and I think the way you've done it, makes a
2 lot of sense and is good.

3 HUGH RUSSELL: Tom.

4 THOMAS ANNINGER: The way,
5 Mr. Kaneb, you describe the changes proposed
6 on you by the T was polite and respectful,
7 but it also felt perhaps high handed and
8 somewhat represented a difficult institution
9 that you're working with and if I'm right in
10 characterizing it that way, and since
11 whatever it is that they're going to do in
12 terms of widening and raising and levels and
13 so on, it might not be for another four years
14 at the earliest, what confidence do you
15 really have that whatever they say today
16 might not be different tomorrow? Is that a
17 fair question? No?

18 CHRISTOPHER KANEK: I'm not going to
19 answer that question whether your question is
20 fair or not, but I'll answer it anyway. We
21 can only -- they've been responsive to us.

1 They' ve been cooperative to the --

2 THOMAS ANNINGER: That was really my
3 question. What is the spirit of the
4 conversations?

5 CHRISTOPHER KANEB: It's open. They
6 share information with us. We share
7 information with them. When we need to meet
8 with them, they're available. So I can only
9 go on what they have told us most recently
10 and take it at face value.

11 HUGH RUSSELL: Right. We can assume
12 that they feel like they're responsible for
13 redesigning the Green Line and they're not
14 going to change the design of the Green Line
15 to be anything less than optimal from their
16 view. So that they have a responsibility to
17 do this transportation project, they're going
18 to do it and everybody else has to work
19 within that framework. I mean, you can call
20 that high handed or you can just say they're
21 an agency that's got a particular mandate to

1 do a job and they're trying to do it the best
2 they can.

3 CHRISTOPHER KANEB: But to the
4 extent that we've had to work with them over
5 the past several months as we've advanced our
6 drawings, it's been a very, you know,
7 productive and open relationship. So we
8 don't have any, you know, this is not an easy
9 situation to deal with. But apart from that,
10 we don't have any reason to think that it's
11 -- there aren't resolvable issues here.

12 ROGER BOOTHE: If I could just add.
13 City staff has been working with the T for
14 many, many years with this whole Green Line
15 issue. And in the T's defense, a lot of cost
16 issues have been dealt with and they've got
17 more specific of the technicalities of it. I
18 think it's just the nature of the project
19 like this Green Line thing that it has its
20 evolution. So I have a feeling that they're
21 getting close to what's going to be real and

1 they have the money to do it.

2 THOMAS ANNINGER: Okay.

3 HUGH RUSSELL: Any more di scussi on?

4 AHMED NUR: Just the roof canopy
5 sales and the umbrella like. So it comes
6 winter and they come down. Any plans or
7 anything di fferent goi ng on there at all ,
8 parti cul arly the roof?

9 CHRISTOPHER KANEB: It woul d
10 certai nly be feasi bl e.

11 GREG DOWNS: There' s a very
12 extensi ve -- there' s a roof garden. Much
13 more so than when was a bui lding because the
14 ameni ties are much more important in a rental
15 faci lity, so there' s plan for grilli ng out.
16 There' s turf there for bei ng able to si t on
17 the ground. And so, I thi nk it shoul d be
18 acti ve in terms of peopl e, but I thi nk it
19 woul d be very normal for seasonal along wi th
20 a natural pl anti ngs whi ch there are, and the
21 water futures and fi re and other thi ngs. I

1 think it would, could be very likely
2 seasonal.

3 AHMED NUR: Thank you. All set.

4 HUGH RUSSELL: Okay, are we ready to
5 proceed with a motion?

6 AHMED NUR: Yes.

7 HUGH RUSSELL: Someone care to make
8 a motion?

9 PAMELA WINTERS: Should we add
10 comments as condition -- Adam's comments as a
11 condition?

12 HUGH RUSSELL: That's what we
13 usually do.

14 PAMELA WINTERS: Yes.

15 HUGH RUSSELL: I think maybe we get
16 -- he's not written these as a condition
17 language. So they have to be -- grammar has
18 to be changed. He's addressing issues and so
19 apart from that, I think the substance of
20 what he wants to have happen, I mean they've
21 answered most of the issues already.

1 PAMELA WINTERS: Yes.

2 HUGH RUSSELL: Okay. So is someone
3 going to make a motion to grant the Minor
4 Amendment?

5 H. THEODORE COHEN: I move that we
6 acknowledge that the proposal that's been
7 presented to us for 22 Water Street
8 constitutes just a Minor Amendment. It's a
9 design modification pursuant to Section
10 12.37.2 of the Zoning Ordinance, and that we
11 approve it subject to the concepts as set
12 forth in Traffic and Parking's memo of
13 November 8th and the representations made to
14 us about the responses to that by the
15 applicants.

16 HUGH RUSSELL: Is there a second?

17 CHARLES STUDEN: Charles.

18 HUGH RUSSELL: Any discussion?

19 (No Response.)

20 HUGH RUSSELL: All those in favor on
21 the motion?

1 (Show of hands).

2 HUGH RUSSELL: Six members voting in
3 favor.

4 Thank you very much.

5 And I believe that completes our
6 business for this evening.

7 LIZA PADEN: The last item on the
8 agenda they didn't submit the materials.

9 HUGH RUSSELL: I forgot to ask Brian
10 for his update.

11 BRIAN MURPHY: You want the update?

12 LIZA PADEN: They want the update,
13 Brian.

14 BRIAN MURPHY: Sure.

15 Preview of coming attractions, on
16 December 6th there's a public hearing for
17 Novartis as well as under general business
18 Watermark II building design review and an
19 extension for Planning Board No. 237 for the
20 KayaKa Hotel.

21 On the 20th we've got two public

1 hearings, 11 Brookford Street and 40 Norris
2 Street.

3 We are holding meetings January 3rd and
4 17th.

5 And February 7th will be Town Gown.

6 HUGH RUSSELL: It doesn't stop.

7 ROGER BOOTHE: I would note that
8 Attorney Rafferty said that Maya Lin will be
9 presenting and no PowerPoint, just models.

10 PAMELA WINTERS: When?

11 THOMAS ANNINGER: November 6th.

12 BRIAN MURPHY: The 6th and the 20th
13 are the two December meetings. And on the
14 20th we've got 11 Brookford Street and 40
15 Norris Street on the 20th.

16 And then just the other reminder if you
17 can fill out your ethics disclosures for me.

18 HUGH RUSSELL: Adjourned.

19 (Whereupon, at 10:50 p.m., the
20 Planning Board Adjourned.)

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