



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

AGENDA

Tuesday, June 5, 2012, 7:00 p.m.

Second Floor Meeting Room

City Hall Annex, 344 Broadway, Cambridge, Massachusetts

GENERAL BUSINESS

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

PUBLIC HEARINGS

7:20 P.M. City Council Petition to create a new Section 5.54 "Special Regulations for Municipal Elementary and Middle (K-8) School." The new Section 5.54.1 would apply to the reconstruction, alteration or expansion of existing municipal K-8 school uses and modifies the dimensional, parking and other requirements applicable in the zoning district.

8:30 P.M. CJUF III Northpoint LLC Petition to amend the Zoning Ordinance Article 13.700 – Planned Unit Development in the North Point Residence District. The amendments will permit flexibility in the location of allowed Gross Floor Area near Lechmere Station in order to facilitate the establishment of a retail plaza; modify the building height limitations in the district and increase the number of buildings allowed to reach a maximum height of two hundred twenty feet (220') from three residential buildings to seven residential buildings and one commercial building and permit additional Gross Floor Area exclusively for structured parking adjacent to the Gilmore Bridge.

9:00 P.M. PB#26, 125 CambridgePark Drive amendment, PB #47, 150 CambridgePark Drive amendment, and PB#270 125, 150, 180 and 180 R CambridgePark Drive, for the property located at 125, 150, 180 and 180R CambridgePark Drive, to permit the construction a new multifamily residential building on a portion of the above property to be known as 160 CambridgePark Drive (previously permitted as 160/180 CambridgePark Drive (PB #236)) and containing 398 multifamily dwelling units. The amendments to the existing special permits (PB #26 and PB #47) and Special Permit #270 are required pursuant to Sections 5.25.42 – Floor Area Ratio and Floodplain, 6.35 – Parking Requirements, 6.43.6 – Common Driveways, 6.44.1 – Parking Space and Driveway Requirements, 19.20 – Project Review Special Permit, 20.70 – Flood Plain Overlay District, 20.95 – Alewife Overlay District 6 Floor Area Ratio and Yard Requirements and 20.97 – Alewife Overlay District 6 Floor Area Ratio and Pooled Parking. The applicant is The McKinnon Company, as developer on behalf of BRE/CPD LLC, a Delaware limited liability company,

GENERAL BUSINESS

4. PB#231A, 159 First Street, Design Review of the residential component consideration of a Minor Amendment to relocate the 4 spaces from the PUD 4 district to within the garage.
5. PB#141, 675 West Kendall Street, "Squeaky Beaker" Fast Order Food Establishment Determination as outlined in Section 13.42.5 of the Zoning Ordinance and PB#141.

General Business items may be taken out of the order in which they appear on the agenda above. Times for General Business items are approximate. Public comments are taken only during a Public Hearing. During the discussion and deliberation on General Business items, the Planning Board does not solicit public comment. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting the Planning Board staff listed below. For further information concerning this agenda, please contact Liza Paden, Planning Board staff, at 617 349 4647, lpaden@cambridgema.gov. Applications and Petitions are online at www.cambridgema.gov/cdd.