

1  
2 PLANNING BOARD FOR THE CITY OF CAMBRIDGE

3 GENERAL HEARING

4 Tuesday, March 13, 2013

5 7:10 p.m.

6 in

7 Second Floor Meeting Room, 344 Broadway

8 City Hall Annex -- McCusker Building

9 Cambridge, Massachusetts

10 Hugh Russell, Chair

11 H. Theodore Cohen, Vice Chair

12 Thomas Anninger, Member

13 Pamela Winters, Member

14 Steven Winter, Member

15 Ahmed Nur, Associate Member

16 Brian Murphy, Assistant City Manager for  
17 Community Development

18 **Community Development Staff:**

19 Susan Glazer

Liza Paden

Roger Boothe

Stuart Dash

Jeff Roberts

Iram Farooq

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

1  
2 (Seated Members: Hugh Russell, H. Theodore  
3 Cohen, Thomas Anninger, Pamela Winters,  
4 Steven Winter.)

5 HUGH RUSSELL: Good evening. This  
6 is a meeting of the Cambridge Planning Board.  
7 And Liza is going to direct us to the first  
8 part of our agenda.

9 LIZA PADEN: So the first item on  
10 the agenda is a review of the BZA cases. And  
11 the case that I wanted to bring to your  
12 attention is the Lesley University signage on  
13 Mass Ave. And George is here from Lesley  
14 University to talk about the signage  
15 application and how the proposal fits with  
16 the overall scheme at Lesley University.

17 GEORGE SMITH: Thank you. My name  
18 is George Smith. I'm Director of Operations  
19 and Campus Planning with Lesley University.

1 We have applied for a Variance for the  
2 addition of a sign to the front facing the  
3 Mass Ave. the front facing facade of 1663  
4 Mass. Avenue which is our new dorm that was  
5 built in 2009. This particular sign is in  
6 keeping with the overall sign package that we  
7 had submitted. It's been about two or three  
8 years ago and it was approved for, for the  
9 way -- it's in keeping with the sign  
10 initiative that we put up. We have another  
11 building that's on the corner of Oxford  
12 Street and Everett Street which is our White  
13 Hall, and I've included a picture in the  
14 package of that particular sign which is  
15 letters that are installed on the side of the  
16 building. And these letters are very similar  
17 to the letters that we're requesting to  
18 install in the front of the Mass. Avenue  
19 facing front of the new dorm that's at 1663

1 Mass. Avenue.

2 So it's actually used as a gateway  
3 marker. It's not meant to be a sign to show  
4 the direct entrance to the dorm which is  
5 actually, it's on the Wendell Street side of  
6 the building. So we're requesting that we be  
7 allowed to add that sign to the side of the  
8 building and request your approval.

9 HUGH RUSSELL: As I recollect as  
10 last we saw this from last week, I guess it  
11 was. You're just proposing Lesley University  
12 without the Doble Campus?

13 GEORGE SMITH: Yes. And the reason  
14 for that is this particular sign that's on  
15 White Hall is right on the corner and it's  
16 right -- that building is facing -- faces  
17 directly on to the quad. And all of the  
18 buildings that are right there in the  
19 immediate area of that building are the Doble

1 Campus. We felt that the Lesley University  
2 on the front of the new dorm facing Mass.  
3 Avenue, since the buildings that are right  
4 directly behind that are not Lesley  
5 buildings, it made more sense to do it this  
6 way.

7 H. THEODORE COHEN: I have a  
8 question.

9 HUGH RUSSELL: Sure.

10 H. THEODORE COHEN: So is my  
11 understanding correct that the ZBA turned  
12 down your prior request for a Variance to put  
13 up a banner that said Lesley University.

14 GEORGE SMITH: They did, yes.

15 H. THEODORE COHEN: And do you know,  
16 what was the rationale?

17 GEORGE SMITH: Well, at the time  
18 when we -- there was, there were several  
19 Variances that were required to construct the

1           dorm the way it was, and at the time the BZA  
2           wanted us to have that, the request for that  
3           banner in the package with the rest of the  
4           Variances that we had. And for one reason or  
5           another it was missed. And so we went back  
6           later after we had put the banner brackets on  
7           the side of the building and requested the  
8           banner, and we were turned down at the time  
9           because they thought it was inappropriate.  
10          It's a large banner. It's the same size as  
11          the banners that are on the front of the  
12          University Hall. And it said Lesley  
13          University, and they requested we take it  
14          down and denied the application.

15                 These letters we feel that they're more  
16                 conservative. They're not extremely large,  
17                 and, you know, they look nice on the side of  
18                 the building, and we think it's an  
19                 appropriate way to announce that that's

1 Lesley University building.

2 HUGH RUSSELL: Do you have the BZA  
3 application here still?

4 LIZA PADEN: Yes, for this case.  
5 Yes, I do.

6 (Ahmed Nur Seated.)

7 STEVEN WINTER: Mr. Chair, either I  
8 missed it or I was not aware of the fact that  
9 the banners had been banned. Was that part  
10 of our discussion? Do you recall that?

11 HUGH RUSSELL: Well, this was a -- I  
12 don't remember when -- if they -- I don't  
13 remember any discussion of this building when  
14 they came for relief. I think the relief was  
15 very minor.

16 So, I don't have any recollection of  
17 weighing in on the banner or not or whether  
18 we were asked about it. You know, a week ago  
19 we questioned whether we did the banner and

1 now we heard the answer.

2 STEVEN WINTER: I think George just  
3 explained to us that the banner was  
4 inadvertently left out, but the posts were  
5 placed --

6 GEORGE SMITH: They were.

7 STEVEN WINTER: -- in preparation  
8 for the banner, and the BZA said no banner  
9 leaving the posts only and no name.

10 GEORGE SMITH: That's correct.

11 THOMAS ANNINGER: I assume the posts  
12 are down now?

13 GEORGE SMITH: No. They're still  
14 there.

15 STEVEN WINTER: They're built right  
16 in.

17 GEORGE SMITH: They're tied into the  
18 structural field.

19 THOMAS ANNINGER: Just like the

1 columns on the Sackler Museum which never  
2 went across the street.

3 PAMELA WINTERS: Did they give a  
4 reason why they didn't like the banner?

5 GEORGE SMITH: I think it was too  
6 many. It was too high. It was too large.  
7 It's, you know, those banners are -- they're  
8 15 feet tall, about two and a half feet wide.

9 PAMELA WINTERS: Okay.

10 GEORGE SMITH: And, you know, while  
11 it would have been nice to have that banner  
12 on the front of the building, they thought it  
13 was inappropriate. And it was -- so they  
14 didn't give us the authorization to put it  
15 up.

16 PAMELA WINTERS: Okay.

17 THOMAS ANNINGER: Hugh, the issue  
18 here is the height, is that what it is?

19 HUGH RUSSELL: That's the only part

1           that requires relief is the height.

2                       GEORGE SMITH: In terms of size and  
3           the additional signs, the Bank of America and  
4           the High Rise Bakery that we have on the  
5           building, as you can see from the  
6           application, there's plenty of linear feet of  
7           sign. And the sign is a little over two feet  
8           tall and about five feet long. So it's a  
9           conservative-sized sign.

10                    STEVEN WINTER: And, George, when we  
11           say sign, we're talking about the letters on  
12           the brick.

13                    GEORGE SMITH: Yes.

14                    STEVEN WINTER: Not a shingle.

15                    GEORGE SMITH: We're talking about  
16           letters mounted directly to the brick.

17                    STEVEN WINTER: And, Mr. Chair, if I  
18           may continue just a moment. Also, so I think  
19           that one of the things that puzzled us was

1           that the -- or me, that the sign is not a  
2           wayfinding sign, and it's not an address  
3           sign. So my question was what does it do?

4                    GEORGE SMITH: Well, it's a -- it's  
5           kind of gateway. It has a function as a  
6           gateway to the campus. And as I mentioned,  
7           you know, the buildings that are directly  
8           behind the dorm are not Lesley University  
9           buildings. So, therefore, we didn't feel it  
10          was appropriate to put Doble Campus on there  
11          as it is on the side of White Hall. But as  
12          far as --

13                   HUGH RUSSELL: You have to update  
14          half of the frontage on Wendell Street is  
15          Lesley so that you can, you know, they don't  
16          have the old motel that Harvard Law School  
17          owns. But if you look at this map, most of  
18          that block is Lesley. Most of the frontage  
19          is Lesley.

1                   STEVEN WINTER: I'm not sure where  
2                   you're going with that.

3                   HUGH RUSSELL: Well, I think it's  
4                   logical to say if you're trying to mark like  
5                   the corners of this part of this campus, I  
6                   don't -- I forget the terminology. Are there  
7                   three campuses; is that the way it works?

8                   GEORGE SMITH: Yes.

9                   HUGH RUSSELL: If you're sort of  
10                  trying to mark the corners of the Doble, then  
11                  this is sort of the logical place to do it.

12                  I guess I can see the understanding. I  
13                  can see that it's part of an overall plan.  
14                  It's actually relatively innocuous. And so  
15                  although I was initially, I'm somewhat asking  
16                  these questions like why? I think there are  
17                  some answers.

18                  STEVEN WINTER: I have to say I'm  
19                  much more sympathetic with the historical

1 perspective that the BZA denied the banner.  
2 I think banners actually can add to vibrant  
3 colors and feelings and flavors on an urban  
4 landscape. So that doesn't make sense to me.  
5 Knowing that, I'm much more sympathetic to  
6 the branding as it were.

7 HUGH RUSSELL: Yes. I can see how  
8 sort of the banner's out of scale with this  
9 particular building because the banner's  
10 trying to relate to a larger area. And also  
11 is trying to match up with the banners which  
12 are quite modest to the scale of the  
13 University Hall. There's a science of signs  
14 and then there's an art. So that's how, this  
15 is an artistic endeavor if you will. The  
16 great sign would be the art institute.

17 THOMAS ANNINGER: I think the word  
18 branding is a little strong for what I see as  
19 a relatively modest, as you called it,

1 conservative effort that's only halfway up  
2 the building. When I think of branding, I  
3 think of what Microsoft did or what some of  
4 the other buildings have done in East  
5 Cambridge, and this is not that. I think  
6 this is befitting of a university that wants  
7 to keep its dignity, and I think it achieves  
8 that very well. So perhaps it's branding but  
9 of a humble and kind that suits both this  
10 building, and I think the purpose. So I like  
11 to see us support this.

12 STEVEN WINTER: I concur, and  
13 perhaps we can move forward.

14 AHMED NUR: Yes, I do too support.

15 H. THEODORE COHEN: Yes, I'm fine  
16 with it now. Although I would prefer the  
17 banner.

18 PAMELA WINTERS: I would prefer the  
19 banner, too.

1 LIZA PADEN: I don't think that's --

2 H. THEODORE COHEN: Yes, I

3 understand.

4 THOMAS ANNINGER: I think that's

5 just rubbing it in.

6 HUGH RUSSELL: Well, I think, you

7 know, our colleagues on the Zoning Board have

8 considered this --

9 PAMELA WINTERS: Right.

10 HUGH RUSSELL: -- and they made a

11 decision with more facts at their disposal,

12 so be it. So should we take a vote to

13 support it then?

14 All those in favor of voting.

15 (Raising hands).

16 HUGH RUSSELL: You're voting against

17 it?

18 AHMED NUR: I'm supporting.

19 HUGH RUSSELL: Okay, good.

1 (Unanimous Vote in Favor.)

2 HUGH RUSSELL: All right, thank you  
3 for coming down to explain it to us.

4 Now we can move to the extension  
5 request. No point in having you sit here for  
6 an hour.

7 GEORGE SMITH: Okay, so on April  
8 13th of 2011, we were issued the Special  
9 Permit for the artist to the Boston -- our  
10 new construction for the art center building.  
11 And since that time up until February 25th,  
12 we had some ongoing litigation with regard to  
13 the building. And as of February 25th, which  
14 was the final date for any kind of appeal  
15 that went by, and there were no appeals, and  
16 so from this, as on February 25th all of the  
17 litigation that's associated with the project  
18 is finished. And so as of that date, we  
19 started moving forward with permitting

1 process. And it looks like we may be able to  
2 have it permitted with the City before the  
3 13th of April this year, but we're not  
4 necessarily -- we're not certain that we can  
5 and so, therefore, we'd like to get the  
6 Special Permit extended just to allow us a  
7 little extra time to work on the permit and  
8 get it in to the city.

9 HUGH RUSSELL: What's the length of  
10 the extension that you'd like?

11 GEORGE SMITH: Six months.

12 HUGH RUSSELL: Sure.

13 THOMAS ANNINGER: So moved.

14 PAMELA WINTERS: Seconded.

15 HUGH RUSSELL: All those in favor?

16 (Raising hands).

17 GEORGE SMITH: Thank you very much.

18 (Unanimous Vote in Favor.)

19 STEVEN WINTER: George, while you're

1 here can I ask you to talk to the Board about  
2 -- there's a wonderful way you're  
3 decommissioning the church or it's a  
4 ceremony. Could you tell us a little bit  
5 about it? I think it's terrific by the way.

6 GEORGE SMITH: Decommissioning?

7 HUGH RUSSELL: Deconsecrating?

8 STEVEN WINTER: Well, no. There's  
9 some public gathering with Lesley folks and  
10 the community to acknowledge the fact that  
11 we're going to move the church, and I wonder  
12 if you could tell us a little bit about that.  
13 I think it's great.

14 GEORGE SMITH: Well, I think we're  
15 going to have an activity like that. I don't  
16 know exactly what is specifically set up at  
17 the moment. But it's a great occasion. That  
18 that church has been on the site where it's  
19 at since 1867. And we, you know, this is

1 really nice that we've had the opportunity to  
2 repurpose it and bring it back to some of its  
3 future glory, and put a new steeple on the  
4 top of it. It was the one that was on it for  
5 most of its life. So at any rate, the --  
6 we're kind of thinking the groundbreaking is  
7 going to be sometime in the April time frame.  
8 The actual church itself is going to be  
9 moving in, and if we stay on the schedule  
10 that we've got established, it's going to be  
11 moving in August. And so at that point in  
12 time we're moving it from one side of the  
13 site to the other. So, I think that's sort  
14 of an opportunity to gather and, you know, in  
15 that capacity.

16 STEVEN WINTER: If you could keep us  
17 informed, we would appreciate it.

18 GEORGE SMITH: I will, absolutely.

19 HUGH RUSSELL: Okay, the next item

1 on our agenda is Planning Board case 280, a  
2 public hearing. 19-21 Wendell Street.

3 THOMAS ANNINGER: Brian Murphy  
4 maybe?

5 HUGH RUSSELL: Oh, Brian.

6 H. THEODORE COHEN: And the  
7 transcripts.

8 PAMELA WINTERS: And the  
9 transcripts.

10 BRIAN MURPHY: I will be brief with  
11 the update and Liza can say there aren't any  
12 transcripts.

13 The next hearing will be next week, the  
14 19th. A public hearing on the Bike Parking  
15 Zoning Petition. Again, this is the Board's  
16 petition that was forwarded to the City  
17 Council and just procedurally has to come  
18 back again, as well as a K2-C2 update.

19 And, Liza, am I correct that April 2nd

1 will be K2-C2?

2 LIZA PADEN: Yes.

3 BRIAN MURPHY: And then April 9th  
4 will be 30 Cottage Park Avenue and 130  
5 CambridgePark Drive.

6 April 16th will be at the Central  
7 Square Senior Center, and that will be MLK  
8 School Special Permit as well as Town Gown  
9 comments. And, again, expect to be back in  
10 the beginning of May for more K2-C2.

11 And then just to give you a little bit  
12 of an update in terms of the Council process  
13 with the MIT petition. The Council kept the  
14 -- the Ordinance Committee kept the subject  
15 matter in committee but forwarded the  
16 Petition to the full City Council where it  
17 will be on the Council agenda for the 18th.  
18 They're having a series of smaller meetings  
19 coming up, and they're going to have a round

1 table ordinance hearing on the 22nd of March  
2 where there will be sort of a more, more of a  
3 working session and formal discussion. There  
4 may be some additional sessions after that.  
5 But at this point they're still continuing to  
6 move forward with the petition.

7 HUGH RUSSELL: Okay, thank you.

8 And do you have transcripts?

9 LIZA PADEN: We have the transcript  
10 for February 5th, and it's been certified  
11 complete. It looks good to me.

12 HUGH RUSSELL: Okay, motion to  
13 accept that transcript.

14 STEVEN WINTER: So moved.

15 HUGH RUSSELL: Discussion?

16 All those in favor?

17 (Raising hands).

18 HUGH RUSSELL: All members voting in  
19 favor.

1           Okay, so now we will go to the public  
2           hearing on 19-21 Wendell Street. And I would  
3           like to ask the Petitioner a question which  
4           is you have the right to be heard by a  
5           seven-member Board and there are six of us  
6           here tonight, and one of our members is  
7           actually retiring at the end of tonight's  
8           meeting so there might only be five if the  
9           discussion gets carried to a later date. Are  
10          you willing to proceed?

11                 MATTHEW ZUKER: We'd like to  
12           proceed.

13                 HUGH RUSSELL: Okay.

14                 MATTHEW ZUKER: And Tom at his last  
15           meeting. It would be a good case for him to  
16           hear on the last day.

17                 HUGH RUSSELL: Okay.

18                 MATTHEW ZUKER: Matthew Zuker,  
19           Z-u-k-e-r. Chestnut Hill Realty.

1           It's been a little while since I've  
2           been here. It's good to see everybody again.  
3           I'll give you a quick little review. After a  
4           very collaborative effort between Chestnut  
5           Hill Realty, the Cambridge City Council, the  
6           Law Department, the CDD staff, and the  
7           Engineering Department, the City Council  
8           approved the Basement Apartment Overlay  
9           District in December 2011. I have a copy of  
10          it somewhere here.

11           As you know the idea came from the  
12          existence of large areas of underutilized  
13          spaces in older buildings that had high  
14          ceilings and larger windows. Today we're  
15          here before you for four proposed units at  
16          19-21 Wendell Street under this Basement  
17          Apartment Overlay District. The by-law  
18          allows these units by Special Permit upon  
19          meeting certain criteria and conditions. In

1           deference to, and with the help of the  
2           Engineering Department, the overlay district  
3           was created in an area with the risk of  
4           overlying flooding was minimal.

5                     The by-law states, quote: The  
6           application for a Special Permit shall  
7           include a report on historical occurrences,  
8           and the future likelihood of basement  
9           flooding in the area of the proposed  
10          conversion with a functional scope determined  
11          by the City Engineer to be appropriate to the  
12          location of the project, and the report shall  
13          assess the likelihood of flooding in the  
14          basement units by way of sewer system backups  
15          or overlying flooding, and identify proposed  
16          mitigations to prevent any such flooding.

17                    The applicant shall obtain approval of  
18          the report and proposed mitigation from the  
19          City Engineer prior to submitting a Special

1 Permit application.

2 We've spent extensive time working with  
3 Owen O'Riordan and the engineering staff to  
4 determine the functional scope of the report  
5 and in identifying proposed mitigation  
6 measures. We had four meetings and a site  
7 visit with Owen to develop a report and  
8 determine mitigations.

9 The report itself went through three  
10 major changes to incorporate recommendations  
11 from Owen and his staff. The report  
12 indicates 19-21 Wendell Street is located in  
13 an area with a low risk of overlay and  
14 flooding. In fact, the building has no  
15 history of flooding or sewer backups.

16 Proposed mitigation measures will  
17 ensure these basement units will provide  
18 quality habitable living.

19 Furthermore, our engineer has certified

1 that by incorporating proposed mitigation  
2 measures, the likelihood of any sewer backups  
3 and/or overlaying flooding in the basement  
4 units is minimal to the point of  
5 insignificant.

6 The final report was submitted to the  
7 Engineering Department on January 7th of this  
8 year and was approved by Owen on January  
9 15th.

10 The by-law states, also, quote: The  
11 Planning Board may reduce or waive the number  
12 of accessory off-street motored vehicle  
13 spaces upon making a finding that such  
14 reduction will not result in substantial  
15 adverse impact to on-street parking based on  
16 information provided by the Applicant  
17 regarding the availability of alternate  
18 transportation options or other factors that  
19 would result in a reduced demand for parking.

1           We met with CDD staff and the  
2           Transportation, Parking, and Traffic  
3           Department to review on-street parking  
4           demands and factors that would reduce such  
5           demands.

6           We conducted a survey of our Cambridge  
7           residents regarding transportation. The  
8           result of the survey is that less than 50  
9           percent of our residents own a car, and those  
10          that do, many do not rely on them as a  
11          primary means of transportation. In fact,  
12          two out of three of our residents use other  
13          means of transportation rather than cars.

14          Separately, at the request of TPT, we  
15          surveyed the residents of the existing nine  
16          basement apartments at our properties, and  
17          the results were that none of these residents  
18          -- basement residents owned a car.

19                 Also at the request of TPT, we

1 conducted on-street parking study on a  
2 weekday night on Wendell Street between  
3 Oxford Street and Mass. Ave, which indicated  
4 availability of spaces that could be used in  
5 unlikely event that these residents of the  
6 new units rely on cars.

7 In addition, we're providing four new  
8 bicycle spaces that meet TPT guidelines and  
9 upgrading the existing bicycle spaces based  
10 on TPT recommendations.

11 Other factors that reduce the demand  
12 for parking is that CHR has a Cambridge  
13 transportation advisor, and that we currently  
14 lease two parking spaces to Zip Car and our  
15 centrally located Langdon Street parking lot  
16 on the corner of Mass. Ave. which is one  
17 block away. These factors further mitigate  
18 the need for owning a car.

19 All of the above items are mentioned in

1 more detail in CHR's traffic and  
2 transportation report that was submitted to  
3 TPT and was -- received approval from TPT  
4 recently.

5 We received an abutter list from CDD,  
6 and on February 15th we sent out notices for  
7 a meeting that we had on February -- an  
8 abutter meeting that we held on February 28th  
9 in the basement of Wendell Street. No  
10 abutters showed up at this meeting.

11 We spent a lot of time and thought into  
12 the design of these units to be as nice,  
13 habitable, and safe as possible which  
14 includes lots of natural light and direct  
15 access to an exterior patio truly making  
16 these garden style units.

17 Safety features include safety glass  
18 and special locks on non-egress windows and  
19 doors.

1           Furthermore, we've added a fitness  
2 center for all the residents.

3           CHR meets all the conditions and  
4 criteria required for a Special Permit to be  
5 issued. The City Engineer has approved the  
6 report.

7           Each new unit will comply with all  
8 building health and accessibility codes.

9           The building will be upgraded to  
10 provide for code compliant full separation  
11 between storm water and sanitary sewer lines.

12           Backflow prevention devices are  
13 proposed that comply with all Building Code  
14 and other requirements.

15           One unit or 25 percent of the four  
16 proposed units will be an inclusionary  
17 affordable unit versus the 10 percent  
18 requirement for new buildings not  
19 withstanding there's also a ten-unit

1 threshold.

2 Four new code compliant bicycle spaces  
3 were added. We received support from TPT  
4 that a reduction in the number of parking  
5 spaces will not have a substantial adverse  
6 impact.

7 And for now that is my presentation.  
8 I'll open it up to questions and comments and  
9 thank you for your time.

10 HUGH RUSSELL: Okay, thank you very  
11 much, Matthew and Liza. I think you're  
12 committed and more follow through than anyone  
13 who appears before us. And appears that you  
14 have done a lot of homework.

15 STEVEN WINTER: Mr. Chair, I'd like  
16 to echo that. I'd like to say that the memo  
17 from Sue Clippinger indicates that her  
18 department supports the application. The  
19 memo from Owen indicates that the applicant

1 has agreed to, but has not actually completed  
2 the work that is required, and that all of  
3 the, all of the sewer overflow, backflow has  
4 been mitigated. So it looks to me like all  
5 of these conditions have been mitigated that  
6 we're standing in the way and I'm ready to go  
7 ahead.

8 HUGH RUSSELL: Tom.

9 THOMAS ANNINGER: I think we have a  
10 public hearing.

11 STEVEN WINTER: Oh, I'm sorry.

12 HUGH RUSSELL: So are there any  
13 questions for Mr. Zuker about the proposal  
14 that time?

15 PAMELA WINTERS: I have one  
16 question. Ahmed?

17 AHMED NUR: Go ahead.

18 HUGH RUSSELL: Pam.

19 PAMELA WINTERS: When you initially

1           came before us, you had more basement  
2           apartments that you wanted to have special;  
3           is that true? Am I remembering that  
4           correctly?

5                     MATTHEW ZUKER: This is one of three  
6           buildings that we have.

7                     PAMELA WINTERS: That's correct.

8                     MATTHEW ZUKER: Since this is the  
9           first time through and working with Owen, I  
10          mean we spent a lot of time working with Owen  
11          on this specific building --

12                    PAMELA WINTERS: Okay.

13                    MATTHEW ZUKER: -- so to do them all  
14          at the same time would have been a much  
15          larger amount of work on his end.

16                    PAMELA WINTERS: Right, okay.

17                    MATTHEW ZUKER: So we figured we'd  
18          go through, one get a process down.

19                    PAMELA WINTERS: Right.

1                   MATTHEW ZUKER: Go through the  
2                   report and go with TPT. And each one is kind  
3                   of unique so you can't really do them  
4                   altogether.

5                   PAMELA WINTER: Okay.

6                   MATTHEW ZUKER: But we started with  
7                   this one.

8                   PAMELA WINTERS: Okay, I thought you  
9                   had. Thank you, sir.

10                  MATTHEW ZUKER: Thank you.

11                  HUGH RUSSELL: Ahmed.

12                  AHMED NUR: I might have missed it,  
13                  and you might have mentioned it. Was there  
14                  air quality measures, and tests such as  
15                  moisture content in the air of the basement.

16                  MATTHEW ZUKER: No, I don't believe  
17                  we've done a test. But speaking from  
18                  experience of going in lots of basements in  
19                  my life, the way these basements are set up

1 is actually -- they're not fully below grade.  
2 That's why we have the high ceilings and the  
3 large windows. So we've never had a problem  
4 there. In fact, when we're down there, we  
5 have existing units there, there never have  
6 been any smell or anything that would suggest  
7 that you are in the basement.

8 HUGH RUSSELL: All right. And then  
9 let's proceed on to the public hearing.

10 So if you would sit down. The only  
11 name on the sign-up sheet is Heather Hoffman.

12 HEATHER HOFFMAN: My name is Heather  
13 Hoffman. I live at 213 Hurley Street. I was  
14 originally going to speak in opposition and  
15 now I'm going to speak in ambiguity. And at  
16 the very bottom I think that this is, this  
17 idea is still a pretty bad idea. However, I  
18 was pleasantly surprised to hear that there  
19 would actually be an inclusionary unit. When

1 this was proposed as a Zoning Amendment, I  
2 advocated, along with others, that since  
3 these units were not going to be cheap and  
4 they were pretty much going to be gifts to  
5 the owners of the buildings, that we should  
6 use this opportunity to catch up on the  
7 Inclusionary Zoning that would have been  
8 required had these buildings been built after  
9 the inclusionary housing provisions were  
10 added to the Zoning Ordinance. So I'm happy  
11 to hear that. And the only other thing I  
12 would note is that as far as use or not use  
13 of cars is concerned, many or most of you may  
14 have seen a story in The Globe recently they  
15 did a study in Portland, Oregon, and  
16 discovered that people who live in buildings  
17 where they're forbidden to park have just as  
18 many cars as the others. So, thank you.

19 HUGH RUSSELL: Thank you.

1 Does anyone else wish to speak?

2 (No Response.)

3 HUGH RUSSELL: Adam, we have your  
4 report and it seems to speak for itself.

5 AHMED NUR: I have another comment.

6 HUGH RUSSELL: Okay.

7 AHMED NUR: I'm curious on -- Adam,  
8 if this is an average for three days after it  
9 snowed at eleven o'clock that there were 19  
10 additional spaces that were not -- snow was  
11 not removed. I live on Turcotte Street and  
12 that's usually the parking spaces are  
13 available that the city comes and plows, is  
14 that a normal thing that happens in that  
15 area?

16 ADAM SHULMAN: I mean, I don't have  
17 any other data than what they did here. I  
18 mean, anecdotally we see probably whatever  
19 you see after it snows. Sometimes cars get

1 snowed in and they don't move for weeks which  
2 questions how much people are even using  
3 their cars. In terms of if all of the spaces  
4 are not shoveled out, you know, where the  
5 cars, you know, we don't -- all we know for  
6 this one particular area is this -- it's  
7 unfortunate that it snowed a couple of days  
8 before the study, but you know, we thought it  
9 was important to see if we could get some  
10 information in a timely manner. And I think  
11 just the fact that there were so many spaces  
12 that were not shoveled out, sort of indicates  
13 that if there -- even three days after the  
14 storm there were people really, looking for  
15 the parking space, they could have shoveled  
16 out, there could have been more spaces  
17 shoveled out.

18 AHMED NUR: There's a demand for it.

19 ADAM SHULMAN: I don't have enough

1 data to say it's typical for that street or  
2 that area.

3 AHMED NUR: I think you answered my  
4 question. That's fine. That's exactly what  
5 I was saying. Even if the city doesn't  
6 shovel and the snow is as high as three feet  
7 deep and people park their cars, if there was  
8 a demand for parking spaces. So 19 spaces  
9 tells me it's not a very residential off the  
10 street parking.

11 HUGH RUSSELL: So I would say of the  
12 total supply about 30 percent weren't  
13 shoveled out, I can tell you on Antrim Street  
14 that ratio would not apply because of the  
15 demand parking on Antrim Street. So I think  
16 we can actually count that as a piece of  
17 evidence.

18 AHMED NUR: That's where I'm going  
19 with it.

1                   HUGH RUSSELL: And that the storm  
2 was the 23-inch snowfall I think?

3                   ADAM SHULMAN: No, I actually think  
4 it was a week after that. I think it was  
5 another snow about a week after the big  
6 storm.

7                   HUGH RUSSELL: Okay.

8                   I mean, isn't it striking that one week  
9 ago we had 10 inches of snow. It's all gone.  
10 Except for the pieces that were left over.

11                   I think the Ordinance that the Council  
12 enacted, you know, addressed the important  
13 issues. They ended up as criteria. And, you  
14 know, the potential for flooding, a report  
15 that was clearly treated very seriously by  
16 the City Engineer. The potential impact on  
17 residential parking which, you know, resulted  
18 in the report and a review by the Traffic  
19 Department -- Transportation Department.

1           Other issues such as providing for  
2 bicycles has been addressed.

3           So if you go into the application, each  
4 of the criteria that apply under the  
5 particular Special Permit being requested  
6 seems to have been addressed, and it seems to  
7 me in a case like that, the way the law  
8 works, says that if they meet the criteria,  
9 we should grant the permit.

10           H. THEODORE COHEN: I concur. I've  
11 been in favor of the basement units I think  
12 since this proposal was -- came around the  
13 second time. And I think, you know, that  
14 Chestnut Hill Realty and the proponent all  
15 along have, you know, followed the procedure.  
16 You know, dotted all the I's, crossed all the  
17 T's, and have done -- gone every step of the  
18 way. And I think with the report from DPW  
19 and from Traffic and Parking, it seems

1           they've complied with the Ordinance and which  
2           does have an affordability component written  
3           into it, and they've complied with that, and  
4           I can't see any reason for not granting the  
5           Special Permit.

6                     HUGH RUSSELL: Other comments?

7                     PAMELA WINTERS: I guess I have one,  
8           just one. I sort of disagree with you, Ted.  
9           I'm generally not in favor of basement  
10          apartments, but this particular one I think  
11          that I do agree with what you had just said  
12          and what Hugh said, and I would be willing to  
13          vote for it.

14                    HUGH RUSSELL: Anyone else wish to  
15          comment or should we proceed to vote?

16                    THOMAS ANNINGER: Is this one of the  
17          ones that we visited.

18                    MARK LEVIN: Mark Levin, Chestnut  
19          Hill Realty. I was on that tour. I believe

1           it was the first tour that we started.

2                   AHMED NUR: Come up to the mic and  
3           make sure the green light is on so everyone  
4           can hear you.

5                   MARK LEVIN: Hello? On that tour we  
6           started at Wendell Street and then we moved  
7           down to Chauncy.

8                   THOMAS ANNINGER: I remember it  
9           well. It was an awful lot of space  
10          downstairs.

11                   MARK LEVIN: It was very dry. Just,  
12          it was a very dry basement.

13                   THOMAS ANNINGER: Right.

14                   Seems perfectly appropriate to me.

15                   HUGH RUSSELL: Then let's go into  
16          the finding. I am -- let's make sure we make  
17          the proper findings.

18                   So I think to the floor area ratio the  
19          space that's being converted has already been

1 counted because of its height and it wasn't  
2 being used as mechanical space. So no new  
3 first floor areas being created by this.

4 While clearly the setbacks of this  
5 building don't conform to the history of  
6 setbacks, there's no above grade extension of  
7 the building. And I don't think we --  
8 there's no floor area that's going out.

9 Then there are Items C and D which were  
10 sort of descriptive about reports which would  
11 be part of our reports. So we would be  
12 voting to reduce -- well, actually to waive  
13 the number of motor vehicle parking spaces  
14 based on the finding that there is not  
15 significant adverse impact as a result of the  
16 study on the report on traffic, parking, and  
17 transportation.

18 They're creating the proper number of  
19 basic number of parking spaces, and

1           apparently in addition creating the other  
2           parking spaces in the building to meet the  
3           city's standards. We're not aware of any --  
4           in any way in which they will not be reading  
5           the building accessibility codes. In fact,  
6           that's a condition of getting the Building  
7           Permit. So we don't have to make a finding  
8           on that ourselves.

9                     They are doing the sewer separation,  
10           backflow prevention, storm water retention,  
11           all in accordance with the -- all those  
12           pieces are -- have been reviewed by the  
13           Public Works Department and they approved  
14           them.

15                    They're providing one inclusionary  
16           housing unit in accordance with the  
17           Ordinance.

18                    In terms of the general criteria, the  
19           use is now an allowed change use and so uses

1 will not be affected by this use.

2 We do not find the nuisance or hazard.

3 The traffic question has been -- there  
4 won't be additional traffic in a significant  
5 amount. Largely because there will not be  
6 any additional parking.

7 And we do not think this impairs the  
8 integrity of the district because the City  
9 Council has recently examined this question  
10 and has said this is something that is  
11 permitted in the district.

12 So those are the findings. Is there a  
13 motion?

14 THOMAS ANNINGER: And the others  
15 that are reflected in here because they're  
16 really quite good.

17 HUGH RUSSELL: Yes. I mean,  
18 decisions are not never made in transcripts  
19 of our finding. We sort of provide the

1           bullet points and they get addressed in full  
2           detail in the decision.

3                       So does someone want to make a motion  
4           to grant this? I think it should be you,  
5           Tom.

6                       H. THEODORE COHEN: Your last one.

7                       THOMAS ANNINGER: I don't see that  
8           there's much to be said here other than I  
9           think we're all in agreement that this  
10          satisfies the new Ordinance that I think  
11          we've worked on now for the first time. But  
12          we worked through it enough, and the  
13          proponent was kind enough to not remind us  
14          that we did not help you with this, did we,  
15          when it came before us the first time?

16                      MATTHEW ZUKER: Yes, the feedback  
17          was useful. It was a collaborative effort.

18                      THOMAS ANNINGER: I thought you  
19          handled that very well in the way you didn't

1 refer to that. But I'm willing to  
2 acknowledge that. But nevertheless I think  
3 we're all ready to support a Special Permit  
4 for what you've requested and what's  
5 reflected in this document that you gave us.  
6 And, therefore, I move that we grant the  
7 Special Permit requested.

8 HUGH RUSSELL: Okay. Is there a  
9 second?

10 PAMELA WINTERS: Second.

11 HUGH RUSSELL: Pam.

12 Discuss on the motion?

13 H. THEODORE COHEN: Only discussion  
14 to make clear that it's the granting of the  
15 Special Permit and the waiver of the parking  
16 requirements.

17 HUGH RUSSELL: Yes.

18 Okay, all those in favor of the motion?

19 (Raising hands).

1                   HUGH RUSSELL: Six members voting in  
2 favor.

3                   (Russell, Cohen, Anninger, Winters,  
4 Winter.)

5                   (A short recess was taken.)

6                   HUGH RUSSELL: So, Jeff, are you the  
7 person or Iram?

8                   IRAM FAROOQ: All right. Good  
9 evening. Iram Farooq, Community Development.

10                  So, over the last few months we've done  
11 several updates with you on the Central  
12 Square and Kendall Square processes, but  
13 today we're essentially making the transition  
14 from the planning piece to really start to  
15 sink our teeth into the Zoning  
16 recommendations. So as we've done with  
17 previous studies, I think several of you  
18 remember the Concord Alewife and Eastern  
19 Cambridge Planning Studies. So as we've done

1 with those studies, we are now here with the  
2 Zoning principles that the committees  
3 recommended and we'll be working with the  
4 Planning Board over the next several months  
5 to actually write the Zoning language that  
6 starts to make those recommendations real and  
7 then create a Zoning Petition that will have  
8 the same lifecycle as a typical Zoning  
9 Petition; it will go to the City Council,  
10 come back to you, and there will be public  
11 hearings and you'll hear from the public. I  
12 did want to point out that several members of  
13 our committee are here. So if committee  
14 members could please wave, that would be  
15 great. Thank you. So if the Board wants to  
16 hear more from committee members.

17 So this is really a critical  
18 implementation, step, in all the work from  
19 the committee, and the Zoning changes that

1           you'll have, that be we'll be discussing  
2           today as well as the design guidelines, are a  
3           key tool to bring the vision that the  
4           Committee's formulated to fruition and to  
5           make sure that we set the stage properly to  
6           ensure that future development happens in a  
7           manner that's consistent with the vision and  
8           the plan.

9                        So, you've seen these plans, the  
10           recommendations for both Kendall and Central,  
11           and the good news is that we are a bit of the  
12           way through already, so you've -- you saw the  
13           design guidelines and you gave your general  
14           blessing to those. So we have to define  
15           those maybe a few tweaks, but mostly you felt  
16           good about those.

17                       Two of the Zoning pieces have already  
18           advanced so -- the Forest City Zoning was  
19           approved just last month. The MIT Zoning,

1 which is currently under discussion at  
2 Ordinance Committee, you have made your  
3 recommendation so it's moved through the  
4 Planning Board already. And the good news  
5 there, also, is that many -- you'll see when  
6 Jeff talks about the Kendall Square  
7 recommendations, you'll see that there are  
8 many familiar elements, because a lot of what  
9 you've discussed during MIT's Zoning Petition  
10 is consistent with the Kendall Square  
11 recommendations so it's not going to be all  
12 new.

13 So last week we sent you a memo that  
14 laid out the process. We're hoping to have  
15 one meeting a month that's dedicated to K2-C2  
16 Zoning, and then as needed we'll -- and as  
17 time is available on your agenda, we'll  
18 schedule smaller discussions as well. It  
19 would be great if we could file the petition

1 in time for the City Council's summer  
2 meeting, but we don't want to rush you. And  
3 it's a lot of complex stuff, and we just want  
4 to make sure that the Board is comfortable  
5 and you have time to process -- as much time  
6 as we need to process as we move through  
7 this.

8 So just a couple of things I wanted to  
9 point out is that -- this is the last thing I  
10 wanted to point out, is that in both Kendall  
11 Square and Central Square, the property  
12 owners and developers and the key property  
13 owners were on the committee. So the  
14 recommendations that you see and the Zoning  
15 that Jeff will -- the principles that Jeff  
16 will discuss are all stemming from  
17 consolidated work of both the neighborhood  
18 and the developers and property owners. The  
19 exception really is the side in Central

1 Square which was purchased by Twining  
2 Properties in association with Normandy Real  
3 Estate just in January after the conclusion  
4 of the work of the Central Square Committee,  
5 and that's a significant piece in Central  
6 Square. But we're optimistic because Twining  
7 Properties has been one of the key developers  
8 in Kendall Square and they've done the  
9 significant housing elements there. They've  
10 been great stewards of the open space and  
11 have helped to create some of the most  
12 creative retail in that area, so we feel  
13 good. We've begun conversations with them.  
14 Bob Flack from Twining is going to be here.  
15 He is on the Kendall Square Committee. And  
16 we know that they have hired -- they've got  
17 CBT on board recently to start working with  
18 them on the planning, and they've agreed to  
19 kind of be our test balloon and test some of

1 the Zoning principles on their site. So we  
2 think that's great because when we do Zoning  
3 based on the planning study, it's really rare  
4 for us to have that opportunity to do that  
5 realtime testing. And we've been able to do  
6 that with Kendall, with MIT, and then we'll  
7 have a chance to test things with the biggest  
8 parcels in Central Square.

9 And so with that, I am going to turn it  
10 over to Jeff who will walk us through the  
11 Zoning principles. The one change is that  
12 even though your manual starts out with  
13 Kendall Square, today we'd like to start with  
14 Central Square and then we'll come back to  
15 Kendall a little bit once we are done with  
16 Central.

17 HUGH RUSSELL: Okay. Before we go  
18 there, I actually would like to discuss the  
19 process because I think -- the question is do

1 we buy into this timeline? Is this the  
2 proper way to do this? And what are the  
3 priorities between the different portions at  
4 work?

5 And the Board has actually had some  
6 considerable discussion about the process in  
7 Kendall Square and which has not been  
8 reflected in the schedule. And I think we --  
9 so where I see this being now is that we  
10 should be moving forward at the -- very  
11 expeditiously in Central Square, taking the  
12 time in the deliberation process to  
13 coordinate with Twining and have them give us  
14 their insight because they now have a -- are  
15 now more involved.

16 I think the Board was very impressed by  
17 the -- both the substance of the Kendall  
18 Square report, the recommendations, and the  
19 public response to that. I think we're

1           anxious to proceed forward. At least I'm  
2           anxious to proceed forward and get that  
3           enacted so that we can move forward.

4                     In Kendall Square, we felt last fall  
5           that there were too many questions about some  
6           of the sectors to move forward with them, and  
7           specifically, the specific thing that's  
8           happened is that the Cambridge Redevelopment  
9           Authority has changed from being a boardless  
10          entity with an Executive Director who was  
11          really clearly, you know, sort of at the end  
12          of his tenure. Now there's a Board. The  
13          Board consists of people who are highly  
14          respected in the community. I think two of  
15          them were actually on the K2 Committee. I  
16          know Barry Zevin.

17                    IRAM FAROOQ: One. Barry was on  
18          ECaPs Committee.

19                    HUGH RUSSELL: Okay.

1           So, and it seems to me that we need to  
2           not go forward until this sister board is  
3           ready and able to go with us. And my  
4           recommendation would be to -- before we go  
5           much farther in Kendall Square we have a  
6           joint meeting with the redevelopment board,  
7           that we actually tonight vote to ask them to  
8           have a joint meeting, and I believe that they  
9           would be receptive to having a meeting with  
10          us in April. I think I would put an  
11          invitation out, not a specific date or time,  
12          I think, you know, our people and their  
13          people can figure out what the best way to do  
14          it is. I think it's just simply too many  
15          unknowns, and this is a Board that's trying  
16          to get their hands around it and determine  
17          what their role is. And we should grant them  
18          the same deference that we grant to every  
19          other board and commission in the city which

1 is to work with them, not work in -- as if  
2 they didn't exist. So that's my thinking on  
3 this.

4 PAMELA WINTERS: And this is for  
5 Kendall Square; right?

6 HUGH RUSSELL: Right. I don't think  
7 we can get there by June in Kendall Square.  
8 Maybe there are parts of it that we can get  
9 to, but I'd really like to have this  
10 important Board working with us.

11 I've been on this Board for 25 years,  
12 and for 24 of those 25 years I've hoped that  
13 it would be possible for the Redevelopment  
14 Authority and the Planning Board to work  
15 together. And I think that, Steve, you told  
16 me that it is the rule rather than the  
17 exception that Planning Boards and  
18 Redevelopment Boards find it difficult to  
19 work together.

1                   STEVEN WINTER: Unfortunately.

2                   HUGH RUSSELL: And I think now we  
3                   have an opportunity to change that in  
4                   Cambridge. And I feel that they may have  
5                   some legal tools that may be helpful for us  
6                   in certain parts of the Kendall Square  
7                   District that will help us to accomplish what  
8                   we want.

9                   STEVEN WINTER: Mr. Chairman, I ask  
10                  for two things:

11                  First I'd like for you to tell me what  
12                  is your -- what would your intended outcome  
13                  be? Best intended outcome of such a meeting  
14                  between these Boards?

15                  And then I would ask Brian if he could  
16                  respond and say, tell what you think about  
17                  that and how that fits into what we're doing?

18                  HUGH RUSSELL: I think the purpose  
19                  of the meeting would be to come up with a

1 timeline in the schedule for getting the  
2 Zoning recommendations out. One that would  
3 work for us and work for them working  
4 together. But that's, I think that's the  
5 goal.

6 And probably a secondary goal of just  
7 people, you know, putting out on the table,  
8 introducing themselves, but I don't think  
9 they have much to fear from us, and I don't  
10 think we have much to fear from them. The  
11 meetings can be calm in that situation.

12 BRIAN MURPHY: Mr. Chair, I think I  
13 would certainly agree with you that there is  
14 no fear factor with either of the two Boards  
15 involved here. And I think that there's  
16 actually a -- there is a certain amount of  
17 continuity and overlap. And just to let  
18 folks know you do have Conrad Crawford, for  
19 example, who was part of the K2 Committee.

1 You've got Barry Zevin who was part of ECaPs  
2 as Iram mentioned. Kathleen Born who was a  
3 City Councillor who was involved with many of  
4 the major re-Zonings in the city, and there's  
5 a great context in that way. And Margaret  
6 Drury, City Clerk is also fairly well versed  
7 in the goings on around the city. And then  
8 Chris Babcor is perhaps a little bit less of  
9 a, you know, involved in the details of  
10 planning but more, you know, bring it to  
11 different perspective and experience to the  
12 Board with his background as a long-term  
13 Cambridge resident -- lifelong Cambridge  
14 resident actually and Assistant U.S.  
15 attorney.

16 I think a meeting in April would be a  
17 terrific idea to try to bring people  
18 together. And I think that, you know, coming  
19 up with a schedule would be fine. I think

1           that we're trying to make sure that we  
2           continue setting the stage for the work, and  
3           I think our view would be this is important  
4           planning work and needs to take as much time  
5           as the Board or Boards feel that it needs to  
6           take. What I think we would want to caution,  
7           because I think we'd like to get started,  
8           because we think it is probably going to be a  
9           fair amount of work for the Board. But  
10          clearly if it's, you know, if it gets to a  
11          point where it feels like it's too far ahead,  
12          I would fully expect that the Board would  
13          sort of put on the brakes a little bit and  
14          have us slow down and really to have us  
15          emphasize certain issues. I do think the  
16          time of the start just because of some of the  
17          pieces that are out there, for example,  
18          Boston Properties is anxious and is working  
19          with the city to try to see whether they can

1 purchase a piece of Ames Street to do the  
2 housing that they have been negotiated with  
3 the City Council around the Broad Building  
4 expansion. So I think making sure that we --  
5 that the Board has a chance to sort of be  
6 thoughtful and put in place and set up  
7 expectations and ground rules would be  
8 helpful, if that can happen. If not, that  
9 would probably move forward with the rules as  
10 they are now and status quo.

11 So I think -- I don't want to  
12 predetermine how much time it takes. If it's  
13 too soon, you know, June, July, August,  
14 September or whatever, I would just say that  
15 it makes sense to start the journey knowing  
16 that we don't know how long the journey is  
17 going to be. And I would fully expect it  
18 will have many twists and turns along the  
19 way.

1 HUGH RUSSELL: Editorial remarks?

2 THOMAS ANNINGER: The only comment I  
3 would make is that I know that we never take  
4 political considerations into account, but  
5 this is an election year, and that ought to  
6 be borne in mind as we figure out the timing  
7 because renewing these petitions has its own  
8 problems. So I think we want to keep at  
9 least some peripheral vision on that. I  
10 think that is a reason to move ahead rather  
11 than not. We have the benefit of one  
12 councillor who won't be with us at the end of  
13 the year and there may be reasons for moving  
14 ahead. Maybe good reasons.

15 HUGH RUSSELL: Right, I think the  
16 Council loves to enact legislation that  
17 everybody's behind, and since that seems to  
18 be pretty much the case in Central Square,  
19 that's why I would put a priority on that to

1 make sure that moves forward as quickly as  
2 possible. If we -- if and when we find  
3 that's true of the other sectors in Kendall  
4 Square, then we should be prepared to move  
5 forward.

6 THOMAS ANNINGER: It makes a lot of  
7 sense.

8 HUGH RUSSELL: Yes.

9 Okay, shall we move on then to --

10 STEVEN WINTER: I'd like to ask,  
11 Mr. Chair, do you feel that the Board made  
12 the resolve that we need to to address issues  
13 that are concerning some of us before we move  
14 forward?

15 HUGH RUSSELL: Well, I guess we  
16 should actually formally vote to invite the  
17 CRA Board to meet with us in a round table  
18 kind of format. So we'll put that forward as  
19 a motion.

1                   Is there a second?

2                   H. THEODORE COHEN:  Second.

3                   HUGH RUSSELL:  On the motion.

4                   (Raising hands).

5                   HUGH RUSSELL:  So we're -- take the  
6                   motion in for form of asking staff to issue  
7                   invitation in our name.

8                   I think I've said what I wanted to say,  
9                   which is that, I mean, I think that's the  
10                  most -- that invitation in that discretion to  
11                  me is the crucial piece.  So I'm prepared to  
12                  go forward and I guess Jeff is going to talk  
13                  to us about Central Square.

14                  H. THEODORE COHEN:  I'm not sure  
15                  this is the right time to raise it, but we're  
16                  setting out a fairly, you know, adventurous  
17                  schedule, and I know there have been some  
18                  pushback of the fact that we've been meeting  
19                  three times a month --

1 HUGH RUSSELL: Yes.

2 H. THEODORE COHEN: -- rather than  
3 what had been more standard of two times a  
4 month. And I'm just wondering whether we,  
5 staff envision that the three times a month  
6 is going to become the rule rather than the  
7 exception and whether everybody is prepared  
8 for that or whether there is some way of  
9 organizing the workload on this and our other  
10 projects submitted is not a three time a  
11 month situation.

12 PAMELA WINTERS: I think I asked  
13 that question at the last meeting, too. And  
14 I think, Brian, that you said that this was  
15 going to continue through perhaps May or June  
16 and then we'd get a summer break or is that  
17 not true?

18 BRIAN MURPHY: I would think that's  
19 likely. I think there is certainly a lot of

1 activity going on in the city, and I think  
2 part of the reason that we tried to go to  
3 three was sort of a desire to keep from  
4 having the marathon sessions that go to the  
5 wee small hours of the morning. But I would  
6 expect that it would probably slow down in  
7 the summer. But, again, it's really -- a lot  
8 of it we would want to make sure that we work  
9 with the Board for a schedule that makes  
10 sense, that was comfortable, sort of  
11 balancing the work that needs to be done with  
12 the schedule that people have and recognizing  
13 that this is a significant sacrifice of  
14 people's free time and very much appreciated.  
15 And if we get to the point where we're taking  
16 too much advantage of that, let us know.

17 PAMELA WINTERS: Thank you.

18 HUGH RUSSELL: In reading the  
19 people's comments on this subject, I think it

1 would be best if we didn't meet three times  
2 every single month and that we not -- we try  
3 not to schedule permit discussions for the  
4 additional meeting. So we try to keep the  
5 permit discussions on the first and the  
6 third. I know there's at least one member,  
7 possibly two, who find the schedules make it  
8 very difficult for them to make the second  
9 Tuesday of the month. And part of our doing  
10 our business effectively would be of course  
11 greatly enhanced by having a full quorum  
12 which actually allows in the way of structure  
13 for a person to drop out in the course of a  
14 discussion. We haven't had that luxury for a  
15 year or more, and we've wasted some meetings,  
16 parts of meetings as a result of that, which  
17 is that's a good thing.

18 The flip side is if you want to discuss  
19 Kendall and Central and those members who, on

1 the off meetings, those members who can't  
2 come to those meetings, one of them in  
3 particular is very strong -- meaning Bill,  
4 very strong member in terms of the Zoning.  
5 We don't want to schedule meetings in such a  
6 way that he no longer has an input on the  
7 support and (inaudible) the Board. So it's  
8 not a simple matter.

9 I guess I would say see if you cannot  
10 not schedule a meeting for May. Give us May  
11 off, and then I'm sure over the summer the  
12 attendance will drop. We don't usually have  
13 enough business to have two meetings a month  
14 in the summer, although it could well be that  
15 the Zoning discussions will pick up our time  
16 if we do not complete them in the way you  
17 hope that we can complete them. But I'm, I'm  
18 really hoping we can get Central Square to  
19 the Council well before June.

1           Are people generally agreeing with that  
2 analysis?

3           PAMELA WINTERS: I do.

4           HUGH RUSSELL: Are you willing to  
5 say meet an extra meeting every other month?

6           STEVEN WINTER: I concur with what  
7 you're putting forward and with the intent of  
8 it. And I would like to remind people that  
9 there are some Planning Boards that meet  
10 weekly. The Ipswich Planning Board, for  
11 instance, which is all electronic by the way,  
12 sir, meets weekly. So there are a lot of  
13 different models for this work.

14          HUGH RUSSELL: It's the electronics  
15 that slows them down?

16          PAMELA WINTERS: How long do they  
17 meet for, though, in Ipswich?

18          STEVEN WINTER: Just an evening  
19 meeting. I don't know.

1 HUGH RUSSELL: Right.

2 STEVEN WINTER: There's a lot going  
3 on.

4 HUGH RUSSELL: Jeff.

5 JEFF ROBERTS: Okay. Jeff Roberts,  
6 CDD. And this is an effort that as Iram  
7 mentioned, starts with the Kendall  
8 Square/Central Square Committee  
9 recommendations. And what I've been sort of  
10 tasked to do working with Iram and the rest  
11 of the folks in the office is to help  
12 translate those recommendations into a Zoning  
13 framework. So what this represents really  
14 isn't anything conceptually new from the  
15 recommendations that we received. It's  
16 really more of a translation and looking at  
17 how those recommendations fit in with what  
18 we, with what we currently have in our Zoning  
19 Ordinance.

1           So I'm just going to walk quickly  
2           through the whole picture which is shown on  
3           the map up to my left and in the materials  
4           that you should have. And then as mentioned,  
5           I'll focus, I'll focus in a little more  
6           detail on Central Square. But just to look  
7           briefly at Kendall Square, the concept there  
8           in the recommendations was to institute a set  
9           of special requirements, and these were  
10          demonstrated in the MIT Zoning Proposal that  
11          you saw, including requirements for active  
12          ground floors, a substantial component of  
13          housing with middle in -- with a provision  
14          for middle income housing requirements for  
15          parking, sustainable design, and so forth.  
16          And that those requirements would apply  
17          generally across the entire area, but that  
18          strategically we would look at the Zoning as  
19          being made up of four separate PUD districts.

1 And the -- one of them was addressed through  
2 MIT Zoning. The other three are each  
3 identified for having particular patterns of  
4 land ownership for existing development that  
5 requires a slightly different strategic  
6 approach to how to implement and achieve  
7 those goals.

8 So that's just briefly Kendall Square.

9 And then focusing on Central Square.

10 In that district we have a -- currently in  
11 our Zoning we have a Central Square Overlay  
12 District which encompasses an area which is  
13 about what you see on the map. The  
14 recommendations for the Central Square  
15 Overlay District include some modifications  
16 to it. The most significant modification is  
17 to extend the boundaries of the Overlay  
18 District to include a portion of the  
19 industrial zoned area that's south of Main

1 Street. It's the area that's typically known  
2 as the Osborne Triangle. And then by --  
3 after making that change, you could think of  
4 the Central Square Overlay District as having  
5 three distinct parts with distinct strategies  
6 for each part. And the main part, what we  
7 typically think of as Central Square, has  
8 been called the heart of Central Square,  
9 which is I think actually terminology that's  
10 carried over from the existing Central Square  
11 design guidelines. The portions south of  
12 Lafayette Square, which is kind of in an  
13 orange hatch on the map, would have a new  
14 designation of the Osborne Triangle  
15 Subdistrict which would have some  
16 similarities, but would have some -- but also  
17 some differences in what would be allowed  
18 there. And then to designate the areas that  
19 are further off from Mass. Ave., they're more

1 than a block off of Mass. Ave. as the  
2 neighborhood edge subdistricts, and it was  
3 particularly important in those areas through  
4 the work of the Central Square Committee to  
5 have a specific set of requirements in place  
6 that would help to protect the neighborhoods  
7 and provide transition in the scale and type  
8 of development as you -- as it ventures off  
9 of Mass. Ave.

10 I just would, I thought I would point  
11 out, I didn't point this out in the memo, but  
12 I was looking at -- as I was looking at the  
13 existing Central Square Overlay District  
14 requirements, it really, it covers a -- the  
15 purpose of the existing Overlay District is  
16 to cover a set of issues, in particular urban  
17 design, and that's covered through a set of  
18 design guidelines and some requirements for  
19 Planning Board review and approval as well as

1 a separate advisory committee in Central  
2 Square that has review, has advisory review  
3 authority for new projects in that area. It  
4 also talks about ground floor uses and ground  
5 floor design. It talks about historic  
6 preservation. And it has some particular  
7 relief that it provides on parking  
8 requirements.

9 So, the recommended modifications  
10 through the Central Square process, in many  
11 ways, are reinforcements or in some cases  
12 slight modifications of those, of those  
13 requirements that are in place. And there's  
14 -- and with one really major addition, which  
15 I think came out during the discussions that  
16 you heard from the committee, which is to  
17 encourage the creation of additional housing,  
18 including affordable housing and middle and  
19 housing for -- middle income housing.

1           Turning your attention to the memo, and  
2           this portion starts on page 6, I already  
3           briefly covered the Zoning Map change and the  
4           establishment of subdistricts. And then  
5           there are a few -- I won't go through each of  
6           these line items, but there's a few sort of  
7           major concepts to sort of take in from all of  
8           this.

9           One, as I mentioned in terms of the  
10          height and the FAR, the intent is to provide  
11          incentives for the creation of new housing in  
12          areas where there is sort of capability for  
13          that, that type of development. It increases  
14          the allowed height for residential uses while  
15          still maintaining bulk height and bulk  
16          controls where development abuts the  
17          residential neighborhoods on either side. In  
18          the Osborne Triangle Subdistrict the change  
19          is really to, is essentially sort of a

1 bumping up since that's an area that's  
2 primarily industrial and commercial in  
3 character. There's additional incentives put  
4 in place to encourage more housing.

5 One particular thing to note in terms  
6 of the FAR requirements, is that one of the  
7 recommendations is a shift that may seem a  
8 bit subtle but is important to think about.  
9 Our current Zoning has a sort of -- it has a  
10 differentiated approach to FAR. You're  
11 allowed a certain FAR for commercial uses and  
12 a certain FAR for residential uses, and it's  
13 sort of an either/or proposition. So if you  
14 have a mixed use development, you -- the  
15 total amount that you're allowed falls  
16 somewhere in between what's allowed for a  
17 commercial and residential. And the  
18 recommended approach here is to allow the --  
19 to take the maximum residential FAR as a

1 maximum total FAR, and -- but to continue to  
2 cap the non-residential FAR where it is now.  
3 So what that means is currently if you have a  
4 lot that's built to an FAR of 2.75, you have  
5 maximized your development on a lot and you  
6 can't do any more whether it's commercial or  
7 residential or whatever. You can't do any  
8 more on top of that. What this is saying is  
9 if you have development and FAR of 2.75, the  
10 total allowed FAR is still 4.0. So it  
11 essentially gives some residual development  
12 potential for those lots that are, that might  
13 still, that might still have some existing  
14 commercial development on them. And there  
15 are different ways to treat that. And as we  
16 get towards the end of this list, there are  
17 some different approaches for how to, how to  
18 manage that.

19 The middle income housing provision is

1 very similar to what was discussed in Kendall  
2 Square where any development above and beyond  
3 the current limitations in the district would  
4 require a portion of that to be, to reserve  
5 for households of middle income, 80 to --  
6 typically, 80 to 120 percent area-wide medium  
7 income. And in this case there would be a  
8 particular focus on providing family size  
9 units or two- or three-bedroom units of an  
10 enough of a size that they would -- could  
11 accommodate families with children.

12 Just kind of skipping down a little  
13 bit. I mentioned that currently there are  
14 ground floor provisions in Central Square  
15 Overlay District. This would be somewhat of  
16 a just a modification of those to more  
17 specifically require retail uses along Mass.  
18 Ave., and to require basically that new  
19 development on Mass. Ave. and on Main Street

1 is designed in such a way that it could  
2 continue to accommodate retail in the future.  
3 So even if it's not, even if a retail use  
4 couldn't necessarily be supported there now,  
5 over time as development evolves, those are  
6 spaces that could potentially be filled in  
7 with more ground floor retail uses.

8 And then there are incentives exempting  
9 ground floor uses, ground floor or retail  
10 basement uses if they meet particular sets of  
11 requirements. And the recommendations go  
12 into a little bit more detail about what that  
13 exactly means. It means that a certain  
14 amount of your retail has to be small scale,  
15 small sized retail, you know, a certain  
16 amount can be a little bit, could be a little  
17 bit bigger, but it's meant to encourage a  
18 diversity and a mix of different retail  
19 spaces on the ground floors.

1 Day care, cultural uses, non-profit  
2 types of uses were a particular concern and  
3 so they're included in those incentivized  
4 uses.

5 There was discussion of public room  
6 style spaces. The idea of sort of taking  
7 open space and bringing it into the interior  
8 buildings and finding ways to make that work  
9 is something else that's included. And  
10 residential, and then residential balconies,  
11 and again, it's to support the residential  
12 use.

13 There's a -- there was some discussion,  
14 there's -- one of the interesting things in  
15 the current Central Square Overlay is the  
16 fast order food cap which has been the  
17 subject of much discussion. It basically  
18 says that if you have a fast order food use,  
19 it's -- you can only have 14 of them in the

1 district, and it makes it -- limits  
2 establishing new ones. One of the issues  
3 with that is that a fast order food  
4 establishment as defined in the Ordinance  
5 could be anything from, you know, the way I  
6 like to describe it is, you know, picture a  
7 nice sandwich shop where you can, you know,  
8 get something to eat and a cup of coffee,  
9 well, isn't that great? Well, that's a  
10 McDonald's. So as far as Zoning goes, it's  
11 very hard to differentiate what might be  
12 considered what people might envision as a  
13 fast food use from something that's actually  
14 a fast food use that we might actually want  
15 to see. So, the idea behind that is to, is  
16 to not -- is not to look at it from that  
17 point of view, but to look at implementing  
18 some formula business regulations. And this  
19 would be the first instance of having such

1 regulations in our Zoning Ordinance, but it  
2 is something that we've talked about and  
3 we've looked at several times in the past.  
4 And what that means is that there would be  
5 regulations that apply to establishments that  
6 are uses that have a uniform trademark design  
7 signage menu or merchandise portfolio or  
8 array that's identical across a large number  
9 of such establishments across the country.  
10 It's not specifically saying that a chain is  
11 an issue because Zoning doesn't regulate  
12 based on ownership. It's really looking at  
13 it more from a design perspective and saying  
14 that we're -- if you want to do something  
15 that's a sort of a cookie cutter design from  
16 something that we see everywhere else, then  
17 you really have to demonstrate that you're  
18 doing it in a way that's sensitive to the --  
19 sensitive to the area and to the unique

1 qualities of Central Square.

2 So that's something that I'm sure we'll  
3 continue to discuss.

4 HUGH RUSSELL: So this is looked at  
5 definitely as the design review constraint  
6 rather than a use Special Permit?

7 JEFF ROBERTS: It would be -- it  
8 could be, it could be a use -- it could be a  
9 use Special Permit, but it would likely --  
10 other than being -- aside from being a -- or  
11 instead of being a BZA Special Permit, which  
12 is the use -- conditional uses typically are,  
13 would be treated more as a design -- in sort  
14 of in keeping with what's typically the case  
15 in Central Square. It would be a design look  
16 on the part of the Planning Board to approve  
17 such uses.

18 So there's still -- I think there's  
19 still a lot of detail to be worked out there.

1           It's sort of an unfamiliar concept, so it's  
2           something that I'm sure we'll have much more  
3           discussion on. But just to get through the  
4           end of this and then we can go back.

5                     And so going on to page 7, and I don't  
6           know why the numbering goes from 8 to 18, but  
7           I'm just noticing it now. The parking and  
8           loading requirements would actually -- we  
9           would take a similar approach to -- or the  
10          recommendation was to take a similar approach  
11          to what's being done in Kendall Square which  
12          is to impose some maximum parking limitations  
13          and then allow flexibility to go below the  
14          minimum to our Planning Board approved to the  
15          minimum. It's actually the case now for the  
16          Planning Board for existing buildings the  
17          Planning Board can approve lower parking as a  
18          part of the existing Central Square Overlay  
19          requirements.

1                   Sustainability requirements, again,  
2                   would be similar to what's in Central  
3                   Square -- in Kendall Square specifically for  
4                   the Osborne Triangle. We would look at LEED  
5                   Gold as a new level of standard for  
6                   commercial buildings. That area would be  
7                   required to look at the feasibility of the  
8                   connecting of the district's steam system,  
9                   which we talked about last time.

10                  And the last two items which are  
11                  numbered 19 and 20, are some sort of  
12                  interesting new concepts for dealing with  
13                  multisite development or development on,  
14                  development that kind of cuts across  
15                  different subdistricts within the Central  
16                  Square Overlay. And I'll explain a little  
17                  about of what it's intended to do.

18                  Transfer of development rights is  
19                  something that exists elsewhere in the Zoning

1 Ordinance. It means that if you have one lot  
2 with a certain development potential and  
3 another lot that's not connected to it with  
4 the certain development potential, you can  
5 take the development potential from one and  
6 add it to the other and build a -- and build  
7 basically a larger development on that. The  
8 purpose -- and it can be -- it's a tool that  
9 can be used for many different purposes. In  
10 this case the purpose would be largely to,  
11 again, to support the development of housing.  
12 And as I mentioned before, there would be, as  
13 a result of these recommendations, sites with  
14 some additional residual housing potential  
15 that could -- that might want to then  
16 transfer that to another site that could  
17 actually build the housing.

18 It would be to help protect the  
19 neighborhood edges. So the regulations that

1 have been proposed would allow development to  
2 be transferred out of the neighborhood edge  
3 districts into the core districts, but not  
4 the other way around. And so providing an  
5 incentive -- so someone with ownership, maybe  
6 ownership of multiple sites where some of  
7 them are in the neighborhood edge some are in  
8 the core, they could shift the development  
9 into the core and then the neighborhood edge  
10 space could then be dedicated towards uses  
11 that are publicly desired, such as open space  
12 or affordable housing or, you know, potential  
13 middle income housing.

14 And then, and one of the other goals is  
15 to support preservation of historic  
16 buildings. So in Central Square there are a  
17 number of buildings, and they were identified  
18 in the Central Square study that are, that  
19 may be preferably preserved. If the

1 Historical Commission were to take a close  
2 look at them, they might decide -- if there  
3 were development proposals, the Historical  
4 Commission might look at them and decide that  
5 they were preferably preserved, and therefore  
6 we would want to provide an option for  
7 utilizing the development potential that's on  
8 those sites rather than make significant  
9 modifications to that existing building could  
10 develop somewhere else.

11 The transfer development rights could  
12 be used in a couple of ways. It could be  
13 used for one owner to shift their development  
14 rights, to sell their development rights to  
15 another owner, but could also be used if an  
16 owner owned multiple sites to do a multisite  
17 phased development project that would -- that  
18 may have come to the Planning Board and may  
19 be looked at similarly to how you look at a

1 PUD where you would say, you know, we have  
2 these sites, this is how we've arranged our  
3 allowed FAR, this is how we're arranging our  
4 heights and then the Planning Board can make  
5 an approval based on, you know, doing a  
6 residential building here, commercial use  
7 here, open space here.

8 So that basically covers the Central  
9 Square piece. And I can go back over any of  
10 the details or end up having you talk about  
11 Kendall Square, too.

12 HUGH RUSSELL: Okay, why don't we --  
13 if there are any questions about what Jeff  
14 just talked about in the Central Square any  
15 clarifications? This is a bullet list of  
16 trying to, it's a description of translating  
17 a report into sort of an action plan of what  
18 they're going to be going after in different  
19 categories.

1           There were a couple of things that  
2 weren't clear to me on sustainability. It  
3 only applied to the Osborne Triangle  
4 subdistrict or were there just parts?

5           JEFF ROBERTS: I may have sort of  
6 stuttered my speech on that a little bit.

7           The LEED standards, the requirement to  
8 -- well, the LEED -- the green buildings  
9 standards apply citywide. But in the entire  
10 Central Square Overlay District for  
11 commercial buildings, the standard would be  
12 increased to the gold standard, but not for  
13 residential buildings. And in the Osborne  
14 Triangle Subdistrict they would need to study  
15 the feasibility of the district steam.

16           I think the expectation would be that  
17 the bulk of any new commercial development,  
18 you know, there would hopefully still be a  
19 mix of uses. It's anticipated there would be

1 a mix of uses in either area, but the larger  
2 scale commercial development would likely be  
3 south of the Lafayette Square in the Osborne  
4 Triangle Subdistrict.

5 HUGH RUSSELL: I must have been wool  
6 gathering when you discussed unit density,  
7 item 4. And I guess I want to -- we want to  
8 be sure that that if there is no minimum lot  
9 area per dwelling unit. What that means is  
10 there's no minimum size per dwelling unit.  
11 That's the lot area of the dwelling unit  
12 combined with the FAR ratio results -- you  
13 can calculate what the minimum average size  
14 of a dwelling unit is. And so by getting rid  
15 of the lot area per dwelling unit, you're  
16 then are getting rid of that provision. And  
17 if that happens and the Board has to grant  
18 Special Permits, then we need some standards  
19 to apply if somebody comes to us with what to

1 us seems to be, you know, too micro a  
2 proposal, for example, or a too unbalanced  
3 proposal. So, I think -- it's a good idea to  
4 have a great deal more flexibility, but when  
5 you do that, you have to have more standards.

6 JEFF ROBERTS: Right. That's  
7 something -- that certainly was a point of  
8 discussion. I could say -- so that's  
9 correct. So lot area per dwelling unit  
10 basically controls the number of units you  
11 can have on a lot. So when you put that  
12 together with the floor area you're allowed  
13 to build, you get a sense of what the average  
14 unit size would be for a project. In the, in  
15 most parts of the Overlay District currently,  
16 the lot area per dwelling unit is very low.  
17 I think it's 300 maybe square feet. So if  
18 you're thinking about a large residential  
19 building, you know, the lot area per dwelling

1 unit becomes so small that it's not even  
2 really very relevant. And the fact, I  
3 believe, in the Industry B District, we had a  
4 project that was permitted there. I don't  
5 think there's any minimum lot area per  
6 dwelling unit there anyway. So I think the  
7 idea is that if you, if you started to  
8 transfer development from one district to  
9 another, it might -- that's sort of where the  
10 lot area per dwelling unit is different in  
11 one versus another, you might start to get a  
12 little bit of confusion as to how you do the  
13 math, add all that up. But it could -- but I  
14 think you're right, and we certainly have  
15 talked about how to think about standards for  
16 unit size, unit configuration, unit type,  
17 particularly with regard to the middle income  
18 units that will be intended for families.

19 H. THEODORE COHEN: If I follow up

1 on that question. Does the State Building  
2 Code or Board of Health regulations mandate  
3 any minimum size for a dwelling unit?

4 HUGH RUSSELL: Indirectly because  
5 there are requirements for dwelling unit in  
6 terms of fixtures in bathrooms, kitchen  
7 appliances. There's a minimum room size,  
8 which I believe is 70 square feet. So it's,  
9 it's, you know, not quite on the common  
10 standards, but you can, you can -- I mean,  
11 I've done microunits and they -- the state  
12 standards don't get triggered by every 100  
13 square foot unit. That's a big unit compared  
14 to state standards.

15 IRAM FAROOQ: Can I just -- the one  
16 thing I wanted to add is that in Central  
17 Square there was a lot of emphasis not on  
18 microunits but on trying to figure out ways  
19 to get actually family-sized units. So we

1 will -- as this gets written, I think the  
2 balancing act will be to allow the  
3 flexibility that Jeff talked about in the  
4 instances of transfer and development without  
5 actually creating a playing field which  
6 incentivizes people to do microunits.  
7 Because Central Square is thought of as a  
8 much more appropriate place for family units,  
9 whereas Kendall it may be more appropriate  
10 and makes sense to do micros.

11 HUGH RUSSELL: Steve.

12 STEVEN WINTER: Jeff, I have a  
13 question about transfer of development  
14 rights, which it's -- conceptually I like  
15 what it does and I like the flexibility that  
16 it brings. My question is: Are the  
17 development rights transferred from in  
18 perpetuity, can they ever return?

19 JEFF ROBERTS: Well, no -- I mean,

1           they -- it would work the same way as a, say  
2           a Special Permit. It's a Special Permit  
3           provision. So if you're doing a building and  
4           you get a Special Permit to do it, then the  
5           conditions of that Special Permit apply for  
6           as long as the -- for as long as you have the  
7           use that is, that is there. So you would  
8           need -- so if you -- if you had -- if you  
9           transferred development rights, it's all  
10          within the bounds of a Special Permit. And  
11          if you wanted to change, if any of the  
12          provisions or conditions of that Special  
13          Permit over time, you would need to amend the  
14          Special Permit and you, you know, you may  
15          need to then get a Variance or something else  
16          if by, if by changing the Special Permit  
17          you're then creating a new Zoning violation.  
18          So that's probably too complicated an answer.  
19          But it would -- it doesn't -- it's not

1 something where there's sort of a sunset  
2 clause that automatically resets everything.  
3 When a Special Permit takes effect, it's in  
4 effect for the duration of what was  
5 permitted.

6 STEVEN WINTER: Unless modified by  
7 the governing body.

8 JEFF ROBERTS: Yes. Unless it gets  
9 modified.

10 STEVEN WINTER: Okay, thanks.

11 HUGH RUSSELL: It's interesting but  
12 when thinking about closing attorneys and the  
13 what the scrutiny they put on projects. So  
14 because it might be useful -- there might be  
15 a place, for example, where the development  
16 partner like Twining can weigh in on would  
17 there -- is it -- does it need to be written  
18 to say well, you've done this transfer, now  
19 this piece of land now has this presumption

1           that this is a permanent feature of this  
2           piece of land and, you know, that might be  
3           more comforting to a closing attorney. But  
4           on the other hand, all governed by Special  
5           Permit, so....

6                    I see Bob grinning in the back. It's  
7           one of those hard problems to answer.

8                    UNIDENTIFIED MALE: We can debate it  
9           for a long time I'm sure.

10                   HUGH RUSSELL: Let's not try to --  
11           we're under some obligation to move forward.

12                    Are there other questions or comments  
13           on this piece?

14                    H. THEODORE COHEN: Yes. It's  
15           really just informational because, you know,  
16           I don't want to go into the whole height  
17           issue. If somebody can just give me some  
18           examples of, you know, I was just curious in  
19           the heart of Central Square Subdistrict what

1 -- does anybody know what is the tallest  
2 building that's there now and how tall it  
3 might be?

4 HUGH RUSSELL: It's the elderly  
5 housing in the heart district or is it in the  
6 peripheral district?

7 ROGER BOOTHE: I think it's 180 feet  
8 for the Central Square building, the corner  
9 of Prospect and Mass. Ave.

10 HUGH RUSSELL: Yes. The elderly  
11 housing is like 20 stories, right?

12 ROGER BOOTHE: Yes.

13 HUGH RUSSELL: Between Green and  
14 Franklin, but it's probably not in the  
15 district.

16 CHARLES TEAGUE: It's 25.

17 JEFF ROBERTS: Right. It would be  
18 sort of be in the -- it's a little bit of a  
19 funny thing, but it is in a sort of

1 neighborhood edge subdistrict. Because even  
2 though it is a larger scale than anything  
3 next to it, it does abut that neighborhood so  
4 it's still treated in that same way.

5 HUGH RUSSELL: That's going to be  
6 the only one under these rules.

7 H. THEODORE COHEN: So under these  
8 rules in the heart, nothing could go that  
9 high again unless they got a Variance. But  
10 we won't go there.

11 JEFF ROBERTS: Right.

12 So in the heart of Central Square the  
13 maximum for residential would be 140 feet  
14 which could be, and I may not have pointed  
15 that out, it could increase, if there is a  
16 transfer of development rights, the Planning  
17 Board, in approving that, can approve an  
18 increase in height to accommodate the  
19 transfer of development of up to 20

1 additional feet.

2 H. THEODORE COHEN: So we're talking  
3 160 would be the max?

4 JEFF ROBERTS: Yes.

5 H. THEODORE COHEN: And can that  
6 occur also for residential in the Osborne  
7 Triangle?

8 JEFF ROBERTS: Yes. It could be one  
9 -- in the Osborne Triangle it could be 160,  
10 and then an additional 20-foot increase if  
11 there's a transfer of development rights to  
12 180.

13 H. THEODORE COHEN: Okay.

14 HUGH RUSSELL: Okay, moving on.

15 JEFF ROBERTS: Are we going to look  
16 at Central Square now?

17 IRAM FAROOQ: May I pose some policy  
18 questions for the Board that we wanted you to  
19 think about?

1 HUGH RUSSELL: Sure.

2 IRAM FAROOQ: So in the Overlay  
3 District one of the questions that we've been  
4 thinking about as we've expanded the scope of  
5 the district to cover the Osborne Triangle,  
6 we have now captured the Novartis parcel,  
7 which was just rezoned, and we wanted to talk  
8 to the Board about getting your thoughts  
9 about the wisdom of doing that or whether we  
10 should try to carve out Novartis just as we  
11 recently rezoned. We don't have to decide  
12 that now, but just throwing that out as a  
13 question.

14 The second question has to do with the  
15 intercontinental parking lots which are the  
16 two parking lots straddling Prospect Street.  
17 And those are actually in the neighborhood  
18 edge districts, and we have not proposed  
19 changes to the heights and densities in the

1 neighborhood edge districts as a way to  
2 protect the neighborhood, but there is a  
3 strong desire to see those parking lots  
4 transform. And so that was kind of a level  
5 of detail that I think it's worth talking  
6 about at the Board, if there's a way to craft  
7 something that may create that incentive  
8 without impacting the full district. And  
9 similarly for also the Vail Court parcel. We  
10 did try to carve a little bit right at the  
11 corner of Prospect on the intercontinental  
12 parking lots to be in the core districts so  
13 you could have maybe a taller building right  
14 at the corner of Prospect and Bishop Allen  
15 and then the rest would be lower. But I  
16 think it would be helpful if we could get the  
17 Board's input on those issues.

18 And then the final release, a very  
19 detailed thing has to do with formula

1 businesses whether we should -- we've gone  
2 back as staff, back and forth a lot about  
3 whether this should only pertain to food  
4 service type uses or whether it should be  
5 formula businesses in a bigger spectrum like  
6 Staples store or --

7 HUGH RUSSELL: A bank.

8 IRAM FAROOQ: -- or a bank, exactly.  
9 So right now we only regulate food service.  
10 We don't do that for other businesses, but,  
11 you know, again policy question we're  
12 thinking about.

13 HUGH RUSSELL: Okay, well I'd be  
14 happy to give you my instant opinion on all  
15 three subjects which is I think it's good  
16 policy to cut Novartis out because we don't  
17 expect that site to be redeveloped in the  
18 next 20 years. And we, you know, 20 to 40  
19 years is probably a time frame for Zoning.

1 Have there been studies made, higher density  
2 on the intercontinental parking lots that we  
3 could look at to see in the course of a study  
4 process, did anybody look at that issue?

5 IRAM FAROOQ: Not in great detail,  
6 but we'll pull out what we have and bring  
7 those to the Board.

8 HUGH RUSSELL: Because I would agree  
9 that as a policy matter, it would be nice to  
10 have buildings there rather than parking  
11 lots, and that particularly at the  
12 intersection of Bishop Alan and Prospect if  
13 there's not too much impact on the  
14 neighborhoods that were on Essex Street say.  
15 I mean, there are some houses that are  
16 literally abut those lots.

17 ROGER BOOTHE: That was something I  
18 was going to mention, Hugh, is that we have  
19 done a little looking at that. If you

1 remember back in the library process we  
2 looked at that site.

3 HUGH RUSSELL: I remember that, yes.

4 ROGER BOOTHE: And it's important to  
5 remember that there are residences pretty  
6 close all around there. And I think sort of  
7 the direction we were going is right at the  
8 corner the Bishop Allen and Prospect you  
9 could do something, but you have to be  
10 careful as you get closer to the other  
11 neighborhood edges.

12 Could I also pick up on your desire to  
13 kind of focus on Central Square? I think we  
14 can hold off on having any more discussion on  
15 Kendall if you think that's a good idea, and  
16 maybe we could hear from the Board, you know,  
17 your reaction to kind of process going  
18 forward now. You've heard Iram's kind of  
19 overview and Jeff's laying out Central Square

1 strategy, and maybe what do you think about  
2 that? Maybe it's better to do that rather  
3 than getting it clouded up with more Kendall  
4 since we maybe have Kendall fatigue from  
5 having just done MIT rezoning?

6 BRIAN MURPHY: And picking up on  
7 that, maybe it would also be helpful to get a  
8 sense of the particular policy areas the  
9 Board would like to delve into and are there  
10 particular materials that would be helpful  
11 for the Board in that consideration? So, for  
12 example, as you mentioned, the  
13 intercontinental studies to really get a  
14 better sense of it, to get a little bit more  
15 deeper into the details. You know, as one  
16 thinks of the particular conditions of that  
17 site whether it's the impact on St. Paul or  
18 versus the relationship between Bishop Allen.

19 ROGER BOOTHE: And the other thing

1 is if you were to want to stay with Central  
2 Square, we do have a number of the committee  
3 members here. And I know it's not a hearing,  
4 but since they're here and our attempt as  
5 Jeff said to translate what their vision was,  
6 maybe we could see if they have concerns  
7 there. Just a thought, Hugh, trying to pick  
8 up on what you were saying.

9 HUGH RUSSELL: Yes. I think we're  
10 all sort of nodding our heads thinking it's a  
11 good idea let's roll up our sleeves and get  
12 down to work. We usually -- we sort when we  
13 make notes, we make questions and then we  
14 like to hear from other people and then we  
15 like to consider those comments.

16 Is that a good procedure now?

17 STEVEN WINTER: It's okay here.

18 AHMED NUR: Hugh, I may want to add  
19 to that. Since this is Kendall Square

1 included. If there's anyone from Kendall  
2 Square, I would like to hear from them as  
3 well. Not that we want to talk about it, but  
4 if they're here to do some specific thing,  
5 just comments on Kendall Square. Would you  
6 be open to that?

7 HUGH RUSSELL: Well, I would  
8 actually not be very interested in hearing  
9 comments about details that we haven't had  
10 presented to us --

11 AHMED NUR: Okay.

12 HUGH RUSSELL: -- in Kendall Square.  
13 If there's a procedural question or  
14 suggestion, I think that would be very  
15 welcome.

16 AHMED NUR: Okay.

17 HUGH RUSSELL: So, are there people  
18 who would like to speak to us and give us  
19 your feelings on how we're headed

1 particularly in Central Square?

2 PATRICK BARRETT: Sure.

3 HUGH RUSSELL: Would you come  
4 forward, please?

5 PATRICK BARRETT: Just on what we've  
6 heard so far? Hello, my name is Patrick  
7 Barrett. I live down the street at 234  
8 Broadway. Possibly soon to be 41 Pleasant  
9 Street should I ever be able to close on that  
10 property.

11 Okay. I was on the C2 Board. I'm also  
12 a property owner at 897-907 Main Street where  
13 Toscanini's, Cinderella's, and Pu Pu Hot Pot  
14 for the next four months will be. We've  
15 spent a lot of time primarily wrestling with  
16 the idea that we need more housing in Central  
17 Square and how we can accommodate that.  
18 Relative to the suggestions that -- the  
19 outline that was given, you know, we were

1           trying to be as sensitive as we could to  
2           height, but there are some limitations to  
3           what's been done in Central Square and it has  
4           primarily to do with the height restrictions  
5           being at 80 feet. You know, as a property  
6           owner, for at least a limited time, I could  
7           tell you that the size of my mortgage  
8           prevents me from doing great development  
9           there, but also for people who have owned for  
10          multiple generations, there's really no  
11          incentive to do anything there because once  
12          you reach that 80-foot limit, you become  
13          under an auspices of many more Zoning  
14          regulations that makes the actual build so  
15          expensive you would never do it. And in  
16          keeping with that mind, I think that's kind  
17          of where we were headed relative to our  
18          height designs. The minimum lot per dwelling  
19          unit, you know, I think that a lot of these

1 larger projects have to go under some pretty  
2 strict scrutiny relative to site design and  
3 what's appropriate. And I'm not so sure  
4 that -- I think in our recommendations hit  
5 everything exactly perfectly, but I think  
6 they lay the ground work for what ought to be  
7 considered for an area that I think has been  
8 allowed to somewhat language for in an  
9 inordinate amount of time.

10 My property in particular does not  
11 benefit greatly from the recommendations that  
12 have been made. I've got a 9800 square foot  
13 plot. Even if everything that we had  
14 suggested were to be done, it doesn't  
15 necessarily -- I can't put a tower there.  
16 I'm not going to a hundred and, you know, 60  
17 feet or anything like that. But it gives the  
18 opportunity for the larger parcel owners to  
19 develop their properties in a meaningful way.

1 Which, you know, all sort of above the  
2 80-foot mark. We gave incentive for housing.  
3 You talked a little bit earlier about the  
4 incentivizing a specific, incentivizing  
5 microunits or incentivizing family housing.  
6 Well, there's a 25 percent requirement for  
7 housing above a certain height level to be  
8 middle income housing exclusively. And I  
9 don't believe in our interpretation middle  
10 income housing meant 250 square foot  
11 micro-condo. I've been down to see them and,  
12 you know, they're, you know, I think they're  
13 practical in a sense, but, you know, we had a  
14 fellow by the name of Barry Bluestone come in  
15 and give us -- this is still -- give us a  
16 little bit of a presentation. In his mind  
17 the idea was to extract people who are living  
18 -- students -- I own 60 units in the area,  
19 and I can tell you that they, you know, they

1 can afford to pay a lot more, and that's  
2 where the economics is. But to extract them  
3 from the cheapest family housing available in  
4 Cambridge, which is what already currently  
5 exists, you know, you couldn't build that for  
6 what it was built for today. Which I think  
7 that idea has some merit. Do we build all  
8 microunits? I really sincerely hope not.  
9 But the practicality of building family units  
10 I think, you know, that's where we get the  
11 give and take. We allow for the bigger  
12 heights for the family housing. One thing  
13 that wasn't really mentioned so far was our  
14 concern for open spaces and preserving what  
15 was already existing and maybe looking for  
16 opportunities to add more. But Central  
17 Square is, you know, it's a tight spot.  
18 There's not too many opportunities to build  
19 anywhere but up. And I'm not sure if you

1           guys have any specific questions relative to  
2           what -- where we came from, but I think in  
3           the essence we're trying to create more  
4           housing with this proposal.

5                         That's about it.

6                         HUGH RUSSELL: Okay, thank you.

7                         ESTHER HANIG: My name is Esther  
8           Hanig and I was a member of the Central  
9           Square Advisory Committee and I live at 136  
10          Pine in Area 4.

11                        So the thing that I cared most about  
12          was middle income family housing and Patrick  
13          and I kind of thrown to the spectrum. So I  
14          loved that. I think a lot -- that most of  
15          what we have talked about was captured in  
16          this. I guess I just had a few comments.

17                        One, about Patrick's thing. Like we  
18          had talked a little bit more about green  
19          space and apartments, and I think we just

1 want to make sure that some of that exists  
2 within what comes out of it.

3 I'm sort of inclined towards less  
4 parking rather than more parking. I think  
5 one of the things that we were trying to  
6 achieve is making it harder to own a car and  
7 to drive cars in Central Square. So I would  
8 just say that really needs to be a goal that  
9 we're looking at. And anything that we can  
10 do for car sharing or bicycle lanes or  
11 anything else that leads to fewer cars I  
12 think is important.

13 And then I just wanted to say one thing  
14 about the formula businesses, because we were  
15 envisioning, you know, smart growth where  
16 people work, live, shop in the same area, I  
17 just -- and because I've heard this from some  
18 of my neighbors, you know, they want  
19 someplace where they can go, that they can

1 afford, where they can buy, I don't know,  
2 diapers and things like that, that might  
3 exclude something like a Target which might  
4 kind of meet some of those needs. So I just  
5 think that when we look at those -- I mean, I  
6 personally, you know, if McDonald's were to  
7 leave tomorrow, I would give shouts of joy.  
8 And I hate the banks, but I do think that we  
9 do just need to be careful when we look at  
10 that.

11 SAUL TANNENBAUM: I'm Saul  
12 Tannenbaum, 16 Cottage Street. I too was a  
13 member of the Central Square Advisory  
14 Committee. Just a couple of quick things.  
15 You know, first housing, housing, housing. I  
16 mean that was really the focus of what we  
17 were trying to do, because I mean the  
18 economic vitality of Central Square and just  
19 needs more people.

1           Second, I mean one of the most  
2           important things we were considering is not  
3           something that's actually before you, but  
4           that's sort of leveraging the city's parking  
5           lots as, you know, areas -- as pieces of land  
6           the city owns that's, you know, where the  
7           city has the most leverage to determine the  
8           outcome. And we've told the City Council  
9           this, and in a formal meeting, we would like  
10          to see you be bold about that and use, you  
11          know, for land that it owns to see the  
12          outcome that we all seem to want there.

13                 And I mean lastly, I'll echo Esther  
14                 about parking. I think the summary memo  
15                 doesn't capture the strong feeling that many  
16                 of us had on the committee that, you know, we  
17                 should be working actively to eliminate, you  
18                 know, parking minimums and the Zoning Codes,  
19                 but specifically close to the T station and

1           that -- but I mean this was controversial but  
2           I mean there were, you know, certainly a  
3           large number of people on the committee who  
4           felt we should be working as hard as possible  
5           to eliminate parking not just for the end of  
6           the car aspect, but also to minimize the cost  
7           of development. And even after varied  
8           parking that costs a lot, and one of the ways  
9           to keep Central Square more affordable is by  
10          not requiring people to build as much or any  
11          parking.

12                        THOMAS ANNINGER: May I ask you just  
13          a question if you've finished your thought.  
14          What did you have in mind for the use of  
15          those city parking lots? Can you give me an  
16          example or two?

17                        SAUL TANNENBAUM: There were a wide  
18          variety -- I mean, there wasn't consensus. I  
19          mean, personally I would, I would, you know,

1 plant, you know, as much housing as possible.  
2 You know, other people wanted, you know,  
3 public meeting rooms. There was, you know,  
4 talk of sort of, you know, a marketplace sort  
5 of, you know, sort of facility. I mean, what  
6 we were all agreed on was that surface  
7 parking, it was the worst possible use of  
8 that space. And if we could do something  
9 else with it, the city should. I mean we,  
10 you know, we heard discussion that there are,  
11 you know, infrastructure constraints. There  
12 was, you know, talk of plans of storm water  
13 management facilities under one of those  
14 lots. But, you know, I mean if you're  
15 looking at places, you know, where the city  
16 could leverage whatever outcome, if it owns  
17 the land already, you know, clearly that's  
18 that. It was also outside of our purview but  
19 we also agreed that the Central Square branch

1 of the library, the parking there, you know,  
2 if the city could just sort of nuke that and  
3 start over, that would be the wonderful  
4 thing. Because those are dead lots the way  
5 they are.

6 THOMAS ANNINGER: Thank you.

7 H. THEODORE COHEN: Am I correct  
8 that the lots you're talking about are in the  
9 heart of Central Square Subdistrict?

10 HUGH RUSSELL: Yes.

11 SAUL TANNENBAUM: Yes.

12 H. THEODORE COHEN: Okay. This side  
13 of Bishop Allen, right?

14 AHMED NUR: (Inaudible).

15 HUGH RUSSELL: They're also, I think  
16 I counted six parking lots and Bishop Allen  
17 Drive. I walked down there the other night,  
18 and there may be more. Some of them are  
19 private ownership, two of the larger ones are

1 under city ownership.

2 Mark.

3 MARK BOYES-WATSON: Thanks. Mark  
4 Boyes-Watson, also a member of the C2  
5 Advisory Committee.

6 While I think first that the Zoning,  
7 the wonderfully succinct Zoning that Jeff  
8 presented, if only we could have done  
9 everything in half an hour like that, that  
10 would be just fine. And I think that it's a  
11 really an accurate distillation of lots of  
12 the goals without so much of the flavor. But  
13 I wanted to make -- and I think there are  
14 three points that I wanted to just focus in  
15 on. And I'll end with the most -- the one  
16 closest to my heart.

17 But the first one is on the housing. I  
18 think that just going back to, Hugh, your  
19 comment that, you know, Zoning is for 20 or

1 40 years and the changes that are being made,  
2 it seems that not being overly prescriptive  
3 about that what housing becomes, I think is  
4 really important right now. As I said, I  
5 work in that industry and it's not clear what  
6 the needs are. And it's also, I think,  
7 unclear, you know, what you'd say, where does  
8 a current 70-year-old resident of Central,  
9 where did they go; right? So -- and what do  
10 they need? They're not these middle income  
11 family housing, but they're definitely  
12 Cambridge families. You know? So I think  
13 they're not being overly descriptive as we go  
14 forward with that stuff, and I think that's  
15 partly the recommendation to drop  
16 requirements and allow review so that the  
17 wisdom of things could be reviewed. I think  
18 it's a great idea. And I think it's great to  
19 allow this type of development so that all of

1 those sort of accessibility issues, etcetera,  
2 are captured by this kind of building. And I  
3 think that the committee was very clear that  
4 they want to find ways of not impacting the  
5 current neighborhoods, what we think about of  
6 those rustic style, low density  
7 neighborhoods. But we introduced this mix  
8 that allows people of all types to be here to  
9 make the retail vibrant and make the whole  
10 place work without, you know, huge impacts.  
11 And that's also why we -- I think we should  
12 reduce the parking so that we don't have  
13 congested streets and we continue to press  
14 that trend of the city's car ownership  
15 declining and walking and bicycle use. And  
16 flexibility on the housing on the front seems  
17 to me very wise. And the flexibility to go  
18 high is just an absolute requirement of  
19 getting there. And that's where they

1 transfer development rights.

2 As you look at Central and you look at  
3 the ownership parcels and the historic  
4 buildings, it's not like that every lot is  
5 going to be able to do any of this stuff. A  
6 very few lots can. And I think as property  
7 owners look at that, giving them the  
8 flexibility, and I think it's all flexibility  
9 type tools. And I just personally, as a long  
10 time resident, you know, we've seen so little  
11 happen in Central. You have to ask yourself  
12 well, what's going on there? It's not that  
13 it's not always been a fabulous place to live  
14 because it has; right? And it's right next  
15 to Kendall and it's right next to Harvard and  
16 it's always been there. So anyway, I think  
17 the changes to the Zoning, it's not -- the  
18 status quo isn't so great, and I think the  
19 change, time for the change.

1           So the last one was just to amplify a  
2           little bit on these parking lots. When I  
3           came to these parking lots, I think that --  
4           and it relates to the transferability rights.  
5           And it really relates to progress, because  
6           one of the things that I've been advocating  
7           is that we don't be slow introducing what the  
8           city's going to do. And I think if the  
9           Planning Board can help with this, I think  
10          it's wise, is to -- especially about the  
11          Quest Properties which abuts one of the  
12          parking lots in Central, one of the key  
13          central parking lots, the one behind  
14          McDonald's. And another big ownership,  
15          consulted ownership parcel is the Essex  
16          Street lot. And if things are going to  
17          happen, you know, it's no good to say well,  
18          we'll figure out what we're going to do with  
19          those sometime later. When actually we need

1 to know now so those people who might be able  
2 to take advantage of all of this can actually  
3 see what it is and people can make proposals.

4 If the Planning Board can urge the city  
5 to think about that disposition process, it  
6 can start to coincide with all of this rather  
7 than thinking it's something in the future.  
8 I think that works better with the whole C2  
9 recommendations and the whole endeavor. So  
10 anyway -- and the parking lot, it seems to me  
11 having the opportunity for all sorts of  
12 things. But one of the things that I've  
13 always, I have always speculated on is that  
14 they are significant parcels, the city  
15 controls, and can dictate lots of things  
16 about what happens to them. And everything  
17 from going to sort of healthy eating and all  
18 of this, the farmer's market thing, to frame  
19 that in a proper public market that gets us

1 back to a better way of being relative to  
2 food, etcetera, etcetera, and small business  
3 and local agriculture and all those things.  
4 I mean those kinds of things that are  
5 political statements that we have the ability  
6 to leverage these publicly-owned things to  
7 the publicly-owned goods -- the public goods  
8 that we might need.

9           And my last of those is that if that's  
10 associated with a piece of public open space,  
11 then it is a secular space in the old  
12 fashioned way where secular things like  
13 political rallies and good public sort of  
14 congregation can occur. We don't have that.  
15 We have a lawn in front of City Hall which is  
16 not a public gathering place, but it's sort  
17 of an urban space.

18           So, it seems to me it's a wonderful  
19 opportunity that, you know, I think we could

1 do well to grab. So those are my thoughts.

2 HUGH RUSSELL: Thank you.

3 Does anyone else wish to speak?

4 Charles.

5 CHARLES TEAGUE: Thank you. I'm a  
6 little surprised that the public speaking is  
7 tonight. I just wanted to remind the Board,  
8 except for can't remind Tom, he wasn't there  
9 at the Town and Gown that MIT put up their  
10 map and the Osborne Triangle was called the  
11 North Campus. And actually I wish people  
12 would call it the North Campus because they  
13 showed the property ownership map, and as  
14 near as I can tell, they own everything  
15 except the Miracle of Science and U-Haul. So  
16 I would like the Board to keep that in mind  
17 when you're looking at the rest of the MIT  
18 developments in the rest of Kendall Square  
19 and is, you know, MIT does just -- I've just

1           been looking at the graphs. And MIT is  
2           growing rapidly. And so you have to envision  
3           what the university and the industrial, and  
4           its industrial component are, and to keep  
5           that all in mind when you're looking at this.  
6           And then what we didn't see on the grand  
7           vision of things would be something -- it was  
8           -- when they talked about the parking lots,  
9           what I would really -- I always was waiting  
10          for someone to say well, we'll build on the  
11          parking lots but we'll put a big chunk of  
12          open space right in the middle of Central  
13          Square. A really big chunk, a really big  
14          public space, that would be lined with, you  
15          know, various public things. And that's --  
16          and there was one point some talk of a bus  
17          terminal. I thought that was very important.  
18          But anyways, thank you.

19                   H. THEODORE COHEN: Wait, can you

1           --you know, where would that big chunk go?  
2           Where would it be?

3           CHARLES TEAGUE: You know, I --

4           HUGH RUSSELL: Parking lot, right?

5           H. THEODORE COHEN: You're talking  
6           about building on the parking lot.

7           CHARLES TEAGUE: Building on the  
8           parking lot and then just replace some large  
9           low rise section with open space and --

10          H. THEODORE COHEN: Something that's  
11          on Mass. Ave. now?

12          CHARLES TEAGUE: Something that's on  
13          Mass. Ave., that's -- because having open  
14          space off Mass. Ave., I'm just going, like,  
15          where is it? It's the problem of Kendall  
16          Square. It's like where is Kendall Square?  
17          You come out the subway, and it's just all  
18          built up. It's just like, I don't -- you  
19          know, sometimes I think you should take out

1           the first two floors of the Marriott and just  
2           have a giant arcade, because then you would  
3           have -- then you would know where Kendall  
4           Square was. You know? And the Marriott  
5           lobby could be up on the third floor. It  
6           wouldn't matter. It's just a lobby. But,  
7           you know, like the question is we do have  
8           Central Square except that, you know, in  
9           front of the police station -- and which will  
10          be a public building. And we can have this  
11          group of public buildings. But that's,  
12          that's sort of a horrible, nasty traffic  
13          place. And so if there was a natural, you  
14          know, square in Central Square.

15                   H. THEODORE COHEN: So in its  
16                   fantasies did the committee consider that at  
17                   all?

18                   CHARLES TEAGUE: I didn't go to all  
19                   the meetings and so you can ask them. But

1           there was talk -- there were talk of public  
2           rooms and but it was more like building on  
3           the parking lots and places more off the  
4           square. There was talk, as he said, blowing  
5           up the garage. Which, you know, if the  
6           garage became a bus terminal, that would be  
7           -- but I don't know how you fit it in on the  
8           streets. But I think it -- there was talk of  
9           being bold, and I'm, like, you gotta be bold,  
10          you know.

11                    What I would love to see is a, is a  
12           public building with great public meeting  
13           rooms so that everybody in the room can see  
14           and hear the presentation which is so --  
15           which is, you never get at the BZA. This is  
16           so much better than the BZA. But this could  
17           be better. You know, everything should be  
18           screaming wireless. We should just have  
19           these general purpose conference rooms and

1           they should be accessible. They should be  
2           where the Red Line is. And they should be  
3           where City Hall is. Anyway, that's -- those  
4           are my dreams. So thank you.

5                       HUGH RUSSELL: Thank you.

6                       Someone else wish to speak?

7                       AHMED NUR: I would. I was on the  
8           Central Square Advisory Committee as well.  
9           And, you know, most of us agreed on open  
10          space was one of the big things where we took  
11          the parking lot and, you know, build up  
12          things and left the bottom. You know, like  
13          for example, brought the parking lots  
14          together and build a structure, and then have  
15          the other areas, open spaces to a green  
16          areas. Or one was how do we make it along  
17          the avenue safe for children and, you know,  
18          try to get a control on profanity and the  
19          drunk in the streets and what not. How do we

1 bring business and pedestrians in to come in  
2 and buying from our stores and shopping? How  
3 do we make Central Square safe? How do we  
4 get rid of all these banks, phone shops, gyms  
5 and all that stuff that close early? And try  
6 to control the amount of liquor stores, you  
7 know, that are across from one another. And  
8 the whole perfect storm of the subway being  
9 there and the homeless, from all walks of  
10 life just come down and hang out.

11 In addition to that we talked about how  
12 do we bring residential into Central Square  
13 as, you know, low rise along the avenue,  
14 having the high rise in the middle, and then  
15 also another low rise towards, for example,  
16 Bishop Allen? And so, you know, the advisory  
17 committee worked hard, and there was a lot of  
18 ideas brought and obviously it was in front  
19 of you and we had brought it to you. And so

1 if there's any specific questions in addition  
2 to that, I would be more than happy to  
3 answer.

4 PAMELA WINTERS: Ahmed, I have a  
5 question. Did any of the people who owned  
6 the retail operations, the restaurants and  
7 stores, did they have any comments about  
8 doing away with the parking lots? Because,  
9 you know, a lot of friends of mine come in  
10 from the suburbs, they like to eat at Central  
11 Kitchen and, you know, just different places.  
12 Do they --

13 AHMED NUR: We were divided on the  
14 parking lots. I mean, there were some of us  
15 who thought and environmentally speaking and  
16 traffic and engineering, however you want to  
17 look at it, whenever you want to get rid of  
18 traffic, you want to get rid of parking lots.  
19 People will find a way to get there. For

1 instance, let's build parking lots and make  
2 it easy for us. So I can't speak -- there  
3 are a few store owners here that were  
4 (inaudible), that yes, there are a lot of  
5 comments and they did defer one person to  
6 another.

7 SAUL TANNENBAUM: Can I respond to  
8 the parking lots?

9 I, I don't -- what we felt we should do  
10 was build a central parking facility and sync  
11 it. I mean, we recognize that retail  
12 businesses still need parking. I mean, the,  
13 you know, parking minimums were for  
14 residential buildings that might be  
15 constructed in the square. But, you know,  
16 the need for parking, you know, in Central  
17 Square, you know, we all acknowledge we think  
18 it can be provided, you know, better than it  
19 currently is and certainly it shouldn't be,

1           you know, surface parking if at all possible.  
2           So, and I mean the other thing I wanted to  
3           say, I mean these are consensus  
4           recommendations. Me, I would have gone, you  
5           know, denser and not really worried all that  
6           much about open space because I'm a city guy  
7           and, you know, that's, that's my druthers but  
8           other people on the committee, you know, felt  
9           the need for open space. So I mean this is  
10          -- we've already tried to find the middle  
11          path between the two extremes. I know I  
12          would, you know, if I weren't a dictator of  
13          Cambridge, I would be planting, you know,  
14          tall buildings there because I believe in  
15          density. I mean that isn't going to happen  
16          in this city so, you know, let's find  
17          something that reasonably could happen.

18                        PATRICK BARRETT: Patrick Barrett.  
19           I just had one comment. So part of -- we had

1 a fellow who was a store owner at 1369  
2 Coffee, he was there as well. He shared some  
3 concern about the parking issue. But I think  
4 as part of our consensus with overarching  
5 goals was to increase the housing stocks. As  
6 a commercial property owner, one of the  
7 problems that my tenants face is that there's  
8 simply not enough people in the area to  
9 attend their stores. And that part of our  
10 presentation's dealt with the fact that as  
11 far as a micro-economy that about 30 percent  
12 of the total people who live in the area shop  
13 at the stores. And without that population  
14 of people there, it's sort one thing -- so  
15 it's one of those things that you have to do  
16 it all in order to get it.

17 Thank you.

18 IRAM FAROOQ: So one other thing,  
19 Pam, to respond to your question is that we

1 actually -- Sue and Adam actually did an  
2 analysis of the usage of the parking lots.  
3 Because when we started out, we thought  
4 Central Square has more parking in terms of  
5 the amount of business than even Harvard  
6 Square. Of course we should be able to get  
7 rid some of it. But when they did the  
8 utilization analysis, they found that while  
9 during the day there is a lot of capacity.  
10 At night all those parking spaces are full.  
11 And they're not full of residents because  
12 they actually also cross-referenced license  
13 plates with Cambridge address --  
14 registrations in Cambridge. And so there is  
15 a need for that parking right now. And we're  
16 not proposing, the committee is not proposing  
17 eliminating the parking. It's just  
18 reconfiguring it so that all the land gets  
19 released for great things and it gets moved.

1 Well it did -- I know you are still  
2 talking but I did want to make sure that the  
3 question that Brian asked that you have a  
4 chance to tell us what you might want to see  
5 from us to help advance the discussion  
6 further next time in terms of work items.

7 HUGH RUSSELL: So what was  
8 interesting discussion that when the question  
9 was asked which happened to the parking lots,  
10 there wasn't a straight forward answer. And  
11 that seems to tell me that that's a place  
12 where there could be some more work. If the  
13 goals are clear, then you can write it. The  
14 Zoning can reflect those goals. Now this is  
15 going to be a -- presumably a disposition  
16 process which is very cumbersome. And it  
17 seems to me that there's some potential for,  
18 you know, public, private so an owner of an  
19 adjacent parcel might say well, look, I can

1 accomplish this goal on this spot and I can  
2 make it work if you'll let me extend my  
3 housing say over the top of what's going on.  
4 So I think that's an area to try to get more  
5 clarity, and even though the committee  
6 process didn't maybe reach the goal you might  
7 want to have because it's a very complicated  
8 question and they're conflicting goals.

9 ROGER BOOTHE: There are many of  
10 these questions that have been raised tonight  
11 that really the plan, the vision -- I think  
12 what Jeff was laying out was the Zoning piece  
13 of that and obviously we want there to be a  
14 strong a connection as possible. This is  
15 going to be something that takes years to  
16 make happen as with any one of our plans. So  
17 I think the new thing that's pretty exciting  
18 and very positive about what's come out of  
19 this committee process is a desire for the

1 housing, for really trying to I think Mark  
2 said, you know, it's time to get off the  
3 status quo, and we heard that pretty loud and  
4 clear. So I think what we're going to be  
5 getting from the Zoning isn't going to solve  
6 all these problems. And things like the land  
7 disposition and what to do with the parking  
8 lot is clearly going to be a process in and  
9 of itself. I'm feeling like what Jeff  
10 presented is a pretty good translation. I  
11 didn't hear anything from the folks that were  
12 here tonight admittedly, it was just those  
13 who were able to come. I didn't hear  
14 anything that was terribly contradictory. I  
15 think there was Saul in particular was saying  
16 we weren't hard enough on the parking issue.  
17 And some of that is something the Board  
18 wanted to do anyway is cut back on parking.  
19 So I think I'm feeling like we're in pretty

1 good position to move forward. But as you  
2 think about it, any other thoughts you have  
3 or things that seem need any clarity, we'd be  
4 happy to work with you on.

5 JEFF ROBERTS: If I could add just a  
6 piece to that, too. Sorry. But I just  
7 wanted to in terms of just a reaction to that  
8 point. There would be a -- it is worth some  
9 thought as to how the Zoning would apply in  
10 such a scenario with looking at the parking  
11 lot, disposition of parking lots or  
12 development on the partnership to develop the  
13 parking lots. There would be really a limit  
14 to how sort of how far Zoning could go in  
15 directing what actually happened because it  
16 would be, it would -- in a certain point it  
17 would fall outside of the purview of Zoning  
18 and into the sort of the private agreement  
19 between the city as a land owner and, you

1 know, a potential buyer or a developer as a  
2 land owner. So that's just something to be  
3 cognizant of as we move forward.

4 HUGH RUSSELL: I think, for example,  
5 and one of the ideas that appealed to me a  
6 lot was the farmer's market that -- and I was  
7 thinking of that block in downtown Baltimore  
8 that's got a roof on it and it's public open  
9 space and it's full of all kinds of uses. It  
10 was at one time a, you know, where farmer's  
11 brought their produce. There's some of that  
12 left. The idea that there would be a grand  
13 hall somewhere in Central Square that would  
14 be used as part of the food thing. I think  
15 Mark, spoke to that. That's a part where it  
16 does intersect with the Zoning. But if  
17 that's something you really wanted to have  
18 happen, you could create Zoning in Central  
19 Square for it to happen.



1 extreme points of view of, you know, well,  
2 what does happen on the parking lots? Or,  
3 you know, if we were to build 200 feet, you  
4 know, everywhere in the heart district, what  
5 would that mean? And, you know, obviously  
6 these are things that the committee went over  
7 a long time, but I'd like to just hear when  
8 we're talking about particular issues, you  
9 know, what some of the extreme points of view  
10 were and, you know, how the committee ended  
11 up where it did end up.

12 HUGH RUSSELL: So I'm taking the  
13 silence to mean two things:

14 One is that it's 20 minutes of 10.

15 And secondly that it's really an  
16 endorsement of what we've heard tonight and  
17 that the direction that is being taken and  
18 that the, again, the committee process was  
19 very convincing to us. And what we've

1 learned of it is also very (inaudible). You  
2 know, my things I brought up I really almost  
3 took little footnotes.

4 So should we continue with this?

5 STEVEN WINTER: I have a question.  
6 And the question is, pardon me if I'm being a  
7 little thick, but from this point on the  
8 Central Square things, what does moving  
9 forward look like? What does it -- what are  
10 we, what are we going to do next?

11 HUGH RUSSELL: I think it's going to  
12 go from checklist to language.

13 STEVEN WINTER: Is that about right?

14 IRAM FAROOQ: Yes.

15 STEVEN WINTER: Okay.

16 HUGH RUSSELL: Are the guidelines in  
17 Central Square going to be revised also?

18 IRAM FAROOQ: I think on the Central  
19 Square guidelines I think you had one very

1 small word change, but we didn't have a lot  
2 of comments on Central Square. We had a few  
3 comments on Kendall so I don't anticipate a  
4 big change in Central.

5 Is that right, Roger.

6 ROGER BOOTHE: No, there was a  
7 general sense in the guidelines that you  
8 wanted to make them not too constrictive and  
9 we changed some of the language and focused  
10 both sets of guidelines and they are  
11 guidelines and not trying to be too rigid.

12 HUGH RUSSELL: What's the process  
13 for adopting those?

14 IRAM FAROOQ: We usually -- once the  
15 Board has agreed, has sort of endorsed and  
16 blessed those, we attach them with the Zoning  
17 Petition because they get referenced in the  
18 Zoning. And so that way the City Council  
19 knows what we're talking about when they see

1           that reference. That's been the way we've  
2           done it in the past.

3                   HUGH RUSSELL: So that means there  
4           would be some pressure to get the Kendall  
5           Square guidelines in that final form so that  
6           it can be connected to the MIT petition?

7                   IRAM FAROOQ: Yes.

8                   HUGH RUSSELL: So this is the last  
9           meeting to be attended by Tom Anninger.

10                   H. THEODORE COHEN: We have rules to  
11           do.

12                   HUGH RUSSELL: Oh, we have the  
13           rules? Before we do that, I would like to  
14           make sure that our minutes of this meeting  
15           contain a vote of thanks to Tom for his years  
16           of good service and wise counsel and  
17           friendship. We could not ask for a better  
18           member and we let him go with regret.

19                   PAMELA WINTERS: You will be missed.

1 H. THEODORE COHEN: Here, here.

2 ROGER BOOTHE: Could we add the  
3 staff's comments to that message? We've  
4 worked with you for so long and it's a real  
5 pleasure.

6 BRIAN MURPHY: And I think it's true  
7 for members of the Planning Board, but  
8 particularly for somebody like Tom who has  
9 been doing this for as long as he has, I  
10 think his legacy is really seen on a daily  
11 basis throughout the City of Cambridge with  
12 the built form that is so much better for his  
13 thoughtfulness, his deliberation, his vision,  
14 his work, his leadership and the legacy lives  
15 on in the entire community. And service on  
16 the Planning Board is extremely important to  
17 the community. It's not always easy. I  
18 think that you are loved by people when it's  
19 convenient and hated by people when it's

1 convenient as the case may be. It's many  
2 hours, not just here at the public meetings  
3 but also in terms of the preparation work,  
4 and your skill and commitment, diligence is  
5 really, as I say, is reflected in the  
6 community around us. Thank you.

7 HUGH RUSSELL: And we have one more  
8 thing to use Tom's skill in front of us. We  
9 had an informal subcommittee of the Board,  
10 which consisted of Ted and Tom and I. I  
11 guess I was sort of not really part of the  
12 subcommittee, but I was basically, didn't  
13 have the training. So we -- they've come up  
14 with some revisions to our rules which have  
15 been circulated to the Board with highlights  
16 in yellow and where the major changes are. I  
17 don't know if anybody wants to put into the  
18 record what those changes are. And I would  
19 love it if we could vote to enact these rules

1           tonight, but that would depend on whether the  
2           rest of you think that we're ready. I think  
3           also there's -- perhaps it would be useful if  
4           we ask the staff if they have any comments on  
5           the draft, too.

6                         ROGER BOOTHE: Liza.

7                         THOMAS ANNINGER: I think you should  
8           do it, Ted.

9                         H. THEODORE COHEN: All right. Just  
10          very briefly we tried to propose rules that  
11          would reflect pretty much the policy that  
12          we've been following for maybe the past six  
13          or nine months of -- the rules are based upon  
14          rules that have been in effect for many, many  
15          years. They've been amended. Just some  
16          definitions, talk about what constitutes the  
17          Board and the Applicant and Members, and what  
18          the Constitution of the Board is. Probably  
19          the heart of the rules, the changes of the

1 rules are to clarify the requirements of  
2 quorum and the requirements of voting. And  
3 for all matters other than Special Permit  
4 matters, four members would constitute a  
5 quorum. And then if a quorum is present, a  
6 majority vote of the members and associate  
7 members voting would be an affirmative vote,  
8 which is pretty much the standards throughout  
9 all public bodies.

10 However, for any Special Permit  
11 matters, both the General Laws Chapter 40A of  
12 the General Laws and the Zoning Ordinance  
13 require that there be a -- for a Board of  
14 five or more members, that there be a  
15 two-thirds vote since we are seven members  
16 and two associates. Two-thirds would be 4.6.  
17 So for any Special Permit matter there has to  
18 be five members voting for them to approve  
19 something. And similarly there has to be a

1 quorum of five to work on the Special Permit,  
2 a revision of a Special Permit, or a  
3 modification.

4 The other principle change relates to  
5 procedure that the Board will follow, and  
6 those are in Sections 5.8 through 5.11.  
7 That, you know, how we will hold public  
8 hearings and how they will be held, and  
9 basically what we've been doing for the past  
10 several years. The Petitioner or their  
11 representative will make a presentation that  
12 presumably will be approximately 30 minutes,  
13 and then other people can speak, and in  
14 general would be three minutes, and the Chair  
15 obviously will control the hearing and can  
16 make modifications as necessary.

17 The change that we've been following in  
18 the past several months is that the Board  
19 would not close a public hearing until it

1           felt that it had received everything it  
2           needed to have its final discussion and take  
3           a vote. And, but if hearings went over  
4           several sessions, and especially if there had  
5           been requests for new information, the  
6           hearings would generally -- subsequent  
7           sessions of hearings would generally be  
8           limited to changes that had been made or new  
9           information.

10                   There's also a provision for obviously  
11           receiving written testimony, and that the  
12           Board can establish with staff if there's any  
13           deadline for getting written testimony before  
14           a particular vote is taken.

15                   That was really the heart of the rules  
16           and regulations. Otherwise it's, you know,  
17           reliance upon the Open Meeting Law and  
18           conflict of interest laws, and only with  
19           regard to Special Permit only someone who has

1           been to all meetings can vote on the Special  
2           Permit matter except as otherwise provided by  
3           law which leaves open the possibility that  
4           the City might adopt the state law which  
5           would allow a member who has missed a meeting  
6           to read the transcript or listen to the  
7           transcript, and then they would be eligible  
8           to vote. So if the City does adopt that,  
9           then under the rules we could follow that  
10          process.

11                    There is one typographical change that  
12           Tom corrected, pointed out. In the  
13           definition of Board, the draft you all  
14           received says seven members and two associate  
15           members constitutes a full board. It should  
16           be singular, constitute a full board.

17                    Tom suggests we delete one comma. I  
18           can discuss that with Liza if we approve  
19           these in substantially the form that they've

1           been granted to the Board.

2                   I know Bill did have one question about  
3           the quorum and how voting would occur, and I  
4           discussed that briefly with him that at the  
5           end of one of the previous meetings and he  
6           seemed, he then understood it. He seemed  
7           comfortable with it. I have not heard any  
8           further questions from him about it.

9                   So if anybody else has any questions?

10                   PAMELA WINTERS: I want to thank you  
11           guys for taking the time to do that.

12                   Thank you.

13                   THOMAS ANNINGER: I want to move  
14           that we adopt the rules as presented to us  
15           with such minor changes as might be necessary  
16           and that we go forward with them. We've  
17           already been following them for sometime and  
18           I think there are, they're a major  
19           improvement over what we've been doing, and I

1 think it responds to what we've heard from a  
2 number of people to keep the public hearings  
3 open. That's the key to it. And I think  
4 that's the right thing to do. And  
5 therefore --

6 HUGH RUSSELL: Is there a second to  
7 that motion?

8 AHMED NUR: So moved.

9 STEVEN WINTER: Discussion?

10 HUGH RUSSELL: Well, I would -- I  
11 said I was going to ask the staff if they had  
12 any comments.

13 JEFF ROBERTS: I mean, I can jump in  
14 since I have the microphone but others could  
15 follow up. I know this is something that  
16 we've been discussing a little bit in our  
17 internal meetings. And particularly, and  
18 this isn't necessarily an issue with the  
19 rules themselves, but just with the sort of

1 application, something to consider in the  
2 application over time, is that as business  
3 comes before the Board that requires a public  
4 hearing, there are requirements for  
5 advertising of those and so by keeping those  
6 hearings open, there requires a slightly more  
7 vigilance I guess on the part of I guess the  
8 Board and on us as staff to make sure that  
9 we're being clear when discussion is  
10 continued to a future date that there's a  
11 sort of a little sort of checklist we would  
12 go through wrapping up to say when is the  
13 next discussion going to take place? Making  
14 sure that the members who were available will  
15 continue to be available, and that there's  
16 appropriate time allowed for any additional  
17 advertisement that may need to occur in those  
18 situations.

19 So does anyone want to add to that? I

1 think that was the main issue that we had  
2 discussed.

3 LIZA PADEN: Right. If the hearing  
4 is kept open and continued, the next date has  
5 to be announced at that meeting or else we go  
6 into a process where I have to advertise it  
7 again. And if I have to advertise it again,  
8 it will probably put us in with the deadlines  
9 for newspaper, a hearing matter can't come  
10 back for a month.

11 H. THEODORE COHEN: Well, I  
12 understand that and obviously you've been  
13 handling it very well up until now. If, you  
14 know, perhaps when you schedule hearings, you  
15 can anticipate that there will be at least be  
16 one further session and have already a date  
17 that the Chair will know that if we do  
18 continue it, he can announce, he or she can  
19 announce --



1 well, I could have another discussion  
2 following the meeting if necessary or maybe  
3 not. You know, I mean you would say to me,  
4 well, the agenda for the next meeting is full  
5 so it would be the --

6 LIZA PADEN: Right.

7 HUGH RUSSELL: It's important to do.  
8 It's an important concept for these rules,  
9 but I think the reasons we are keeping  
10 hearings open is because of a meeting, the  
11 Open Meeting Law in trying to -- which is to  
12 -- as changes are made in a proposal, to be  
13 able to receive public comment and for the  
14 public to have the expectation that they  
15 would be able to comment as things change.

16 H. THEODORE COHEN: Right. I think  
17 the law requires it and I also think that,  
18 you know, it gives more process and more  
19 input from the public so that, you know, that

1 nothing -- they're not foreclosed at all  
2 until we're really ready to vote and I think  
3 that's the way it should be.

4 ROGER BOOTHE: Iram and I were just  
5 discussing that it probably would be  
6 important as you continue a hearing, to make  
7 it clear every time to the people who may  
8 come back that you're only wanting to have  
9 new information. And maybe this is something  
10 we should be helping do a little more  
11 clearly. So partly the staff should make  
12 sure that we'll remind you of that.

13 HUGH RUSSELL: The deep history of  
14 Planning Board there was a sheet that was up  
15 that talked about process.

16 LIZA PADEN: I have it.

17 ROGER BOOTHE: Yes, we could dig  
18 that out.

19 HUGH RUSSELL: Maybe it's just

1 something that gets posted on the door rather  
2 than handed out or something. Or put on the  
3 website.

4 Okay, so there's a motion. Is there  
5 further discussion on the motion?

6 And then on the motion.

7 (Raising hands).

8 HUGH RUSSELL: All members voting in  
9 favor.

10 THOMAS ANNINGER: Before we break I  
11 just wanted to acknowledge those nice words  
12 and to say that my time has come and I'll be  
13 glad to share with any of you what I'm  
14 thinking of doing to replace my Tuesdays, but  
15 I will miss this. This has been a good  
16 experience in my life. It's been an  
17 important part of it, and I want to thank all  
18 of you.

19 Pam, Bill, I wish he were here.

1                   Hugh, who has become a very close  
2 friend.

3                   Ted and Steve and Ahmed. And the  
4 staff, Brian, Iram, Roger, Stuart, others who  
5 are not here. Liza of course. I'm missing  
6 some people.

7                   HUGH RUSSELL: Jeff.

8                   THOMAS ANNINGER: Jeff.

9                   Cathy who has been an extraordinarily  
10 patient. Whom have I missed here? Susan  
11 Clippinger.

12                  PAMELA WINTERS: Stuart?

13                  THOMAS ANNINGER: What is his name?  
14 Adam. Adam of course. And who else? Susan  
15 and Charles Teague. And all those people who  
16 have come here regularly.

17                  What's quite remarkable is how  
18 collegial it is. After all is said and done,  
19 we have found I think a balance that is quite

1 remarkable. On the one hand we set a very  
2 high standard, at least that's how I see it,  
3 and yet I think we've proven that you can get  
4 something done in Cambridge, that is  
5 complicated and beautiful. You can't say  
6 that about just any city. So I think this is  
7 a place that works and works well and I'm --  
8 I've been very happy to be a part of it for  
9 several years. And I'll miss you all and I'd  
10 like to find some way to stay in touch.

11 Thank you.

12 HUGH RUSSELL: You're welcome to  
13 come any Tuesday.

14 We are adjourned.

15 (Whereupon, at 10:00 p.m., the  
16 Planning Board Adjourned.)

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