

1
2 PLANNING BOARD FOR THE CITY OF CAMBRIDGE

3 GENERAL HEARING

4 Tuesday, October 1, 2013

5 7:10 p.m.

6 in

7 Citywide Senior Center
806 Massachusetts Avenue
Cambridge, Massachusetts

8 Hugh Russell, Chair

9 H. Theodore Cohen, Vice Chair

10 Pamela Winters, Member

11 Steven Winter, Member

12 Tom Sieniewicz, Member

13 Steven Cohen, Member

14 Catherine Preston Connolly, Associate Member

15 Brian Murphy, Assistant City Manager for
16 Community Development

17 **Community Development Staff:**

18 Liza Paden

19 Stuart Dash

Jeff Roberts

Iram Farooq, Acting Deputy Director of
Community Development Department

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PUBLIC HEARINGS

(continued) Major Amendment to PB#231A, 150
Second Street, pertaining to parking ratios
and other conditions to parking. The
applicant requests 22 parking spaces on the
office and laboratory site to be used for the
office and laboratory building use rather
than the required residential building at 159
First Street. The Major Amendment requires
two public hearings pursuant to Article
12.000. The applicant is 150 Second Street,
LLC. 11

(continued) Michael Connolly, et al, Petition
to amend the Zoning Ordinance of the City of
Cambridge creating new standards for review
of greenhouse gas emissions to be included in
Article 19.000 - Project Review; and create
new requirements for greenhouse gas
mitigation in Article 22.000 - sustainable
Design and Development. The proposed
amendment also includes procedural
requirements and other review criteria. 22

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PUBLIC HEARINGS (Continued)

PB#85, Major Amendment, 1 Education Street, application to permit the use of EF's existing building for education use in addition to the currently permitted office use. The second public hearing will be held on Tuesday, October 22, 2013, at 7:20 p.m. in the second floor meeting room at 344 Broadway. 112

John Walker, et al Petition, et al to amend Section 17.20 of the Zoning Ordinance of the City of Cambridge as follows: To increase the setback requirement abutting Linear Park and to clarify language defining "form and density comparable with the residential neighborhood" by limiting the number of units in a single structure. The petition would create a new Section 17.28 - Transfer of Development Rights to preserve Publicly Accessible Open Space, and amend Section 17.28.2 to include Special District 2 in the Areas of Special Planning Concern. 134

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P R O C E E D I N G S

(Sitting Members: Hugh Russell, H. Theodore Cohen, Steven Winter, Tom Sieniewicz, Steven Cohen, Catherine Preston, Connolly.)

HUGH RUSSELL: Now that we have a Chair we can start. The first item on our agenda is an update. And Iram is going to give us that.

IRAM FAROOQ: Thank you, Hugh.

So this is, this week the big attractions are related to the Connolly petition. That tomorrow night there is a panel discussion on getting to Net Zero at the public library. And then on October 10th the City Council is holding a round table discussion also on the topic. And that will be in the Sullivan Chamber at three.

In terms of your agenda coming up, meetings coming up are October the 1st --

1 well, that's today. 22nd and 29th. Those
2 are the remaining two October meetings.

3 In November we have the 12th and then
4 the first week, first Tuesday we're not
5 having a meeting because of the election. So
6 the next meeting will be in the Sullivan
7 Chamber. So everybody should please make
8 note because that's an unusual location for
9 us, and that will be the discussion of the
10 medical marijuana zoning. So we've tried to
11 save that as the only item on the agenda. We
12 expect there will be interest.

13 Thank you.

14 (Pamela Winters Seated.)

15 H. THEODORE COHEN: How come we're
16 not meeting on the 15th?

17 HUGH RUSSELL: The election.

18 LIZA PADEN: The 15th is the special
19 election.

1 H. THEODORE COHEN: Oh, okay.

2 * * * * *

3 HUGH RUSSELL: Okay, the next item
4 on our agenda is Board of Zoning Appeal
5 cases.

6 LIZA PADEN: So the agenda for
7 October 10th is -- has got the two cases that
8 you've already started to review for Bell
9 Atlantic antennas. So there's the rest of
10 the cases if anybody has any questions. I
11 don't see any issues. Most of it is setbacks
12 and window locations.

13 Yes.

14 STEVEN WINTER: Mr. Chair, I just
15 had a question about 207 Prospect Street.
16 It's case 10513. I could not understand the
17 language. "To reduce the setback of parking
18 area for three legal spaces." What does that
19 mean?

1 LIZA PADEN: So in the Residence C-1
2 District there's a requirement that you can't
3 park within a certain distance of the
4 building. And so this, this building is --
5 the lot's not wide enough but the building is
6 sitting on it to have the width that you need
7 to have.

8 STEVEN WINTER: Is it a business?

9 LIZA PADEN: They're converting it
10 to residential.

11 STEVEN WINTER: So it's not
12 currently a business, because it was
13 packed -- it looked like a used car lot. It
14 was packed with trucks.

15 LIZA PADEN: Yes. This is the
16 Pan --

17 STEVEN WINTER: Robert Pan?

18 LIZA PADEN: Yes. So he's
19 converting to a residential building again.

1 So in order to have the driveway work, the
2 driveway will be here and then there will be
3 the three parking spaces, but it's not going
4 to meet the setback requirements.

5 STEVEN WINTER: Okay, I get it now,
6 I understand it. Thank you.

7 LIZA PADEN: Yes.

8 HUGH RUSSELL: We might want to
9 comment on that case that we would think it's
10 a good idea to convert the business use into
11 a residential use in a residence district.

12 STEVEN WINTER: I'm fine with that.

13 HUGH RUSSELL: And let the Zoning
14 Board take that as a -- well, we don't have
15 to comment on the technical parts of it that
16 we're not really familiar with, but we should
17 make it happen.

18 Is there any update on the Bell
19 Atlantic cases?

1 LIZA PADEN: I'm waiting to look at
2 the revised plans for the installation at the
3 Sancta Maria Hospital. So they are proposing
4 to reduce the height of the antennas on the
5 facade and to finish them in the flashing if
6 that's, if they're still protruding into the
7 flashing.

8 And the other case, which is Kendall
9 Square, there's a meeting that's been set up
10 which probably will be rescheduled because
11 they're not ready yet with the alternative
12 design.

13 HUGH RUSSELL: That sounds
14 encouraging.

15 LIZA PADEN: My understanding is
16 that the Sancta Maria Hospital case did not
17 have to come back to the Board if they
18 redesigned it in such a way that they didn't
19 break the roof line. That was my

1 understanding.

2 HUGH RUSSELL: That's right.

3 LIZA PADEN: Okay.

4 HUGH RUSSELL: I think we prefer
5 that they were down in the brick area.

6 LIZA PADEN: Right.

7 Is that it for the BZA cases? Okay,
8 thank you.

9 * * * * *

10 HUGH RUSSELL: The meeting
11 transcripts?

12 LIZA PADEN: We don't have any new
13 trans -- I'm sorry, we do have a new meeting
14 transcript. It just came in. It's July --
15 the second meeting in July, 16th. It's the
16 second meeting in July I know that.

17 HUGH RUSSELL: Okay. And it's
18 certified as being an accurate transcript?

19 LIZA PADEN: Yes.

1 HUGH RUSSELL: Is there a motion to
2 approve?

3 STEVEN WINTER: Motion.

4 HUGH RUSSELL: Steve.

5 Second? Pam.

6 All those on the motion?

7 (Raising hands.)

8 HUGH RUSSELL: All members voting in
9 favor.

10 * * * * *

11 HUGH RUSSELL: And now we have our
12 next item on the agenda is scheduled for 7:20
13 is a public hearing. So we will wait until
14 it's closer to 7:20.

15 (A short recess was taken.)

16 HUGH RUSSELL: So now being after
17 7:20 we could take up the next item on our
18 agenda, which is the Major Amendment for
19 Planning Board case 231A, 150 Second Street.

1 Mr. Galluccio.

2 ATTORNEY ANTHONY GALLUCCIO: Thank
3 you, Mr. Chairman. I am available for
4 questions. I did want to just note that
5 there are responses to questions that were
6 asked of the Traffic Department as
7 supplemented by the applicants before you
8 this evening and happy to answer any
9 questions.

10 HUGH RUSSELL: So I think I've seen
11 Sue's October 1st memorandum since I believe
12 today is October 1st. And I didn't review it
13 before today. I found a copy on my desk.
14 And then you summarized your memo in yours.

15 ATTORNEY ANTHONY GALLUCCIO: We were
16 asked to supplement the answers as they
17 related to question 1 and question 4.

18 HUGH RUSSELL: Okay.

19 And is this -- procedurally this is the

1 second hearing on a Major Amendment. We have
2 a determination that we asked these
3 questions.

4 ATTORNEY ANTHONY GALLUCCIO: That's
5 correct.

6 HUGH RUSSELL: So I think what we
7 should do is make sure we understand it and
8 we'd ask for public testimony and then we
9 could proceed.

10 ATTORNEY ANTHONY GALLUCCIO: And,
11 Mr. Chairman, I think there was also a
12 communication from the East Cambridge
13 Planning Team and I'm happy to speak to that
14 as well. The matter is somewhat interesting
15 because there were previous conditions
16 associated with the Special Permit that we
17 left intact which I think are helpful to the
18 community's concerns. It was a little
19 difficult, I think, because we added new

1 conditions to deal with some of the off
2 street parking as recommended by Traffic and
3 Parking. It was a little unclear that some
4 of the original conditions that require the
5 developer or owner of 159 First Street to
6 provide up to one-to-one off street parking
7 if so demanded. So that, that check is
8 already in place and we left that alone. But
9 it was a little difficult to explain. We
10 were going to secure the lease for up to 15
11 which brought -- which brought it to a 0.68,
12 but that the old condition was still in place
13 up to one-to-one. And I'm not sure we did
14 a -- I did a great job of explaining that at
15 the first hearing either. So I accept
16 responsibility for that.

17 HUGH RUSSELL: So as I understand
18 it, there are three numbers, and the first
19 number is the actual number of spaces in the

1 building. And nobody's certain at this point
2 in time whether that number will be
3 sufficient or not. And there's enough that
4 you're required to at least 15 spaces until
5 we rid you of that because the Traffic and
6 Parking Department is reasonably confident
7 that that's the higher limit that would be
8 expected. But should they be wrong and you
9 the owner lease to people with more cars,
10 you're still under the obligation to lease
11 more spaces to satisfy that up to one to one.

12 ATTORNEY ANTHONY GALLUCCIO: That's
13 correct.

14 HUGH RUSSELL: Okay.

15 And that's basically -- that's the
16 entire story here.

17 CATHERINE PRESTON CONNOLLY: Yes.

18 STEVEN WINTER: And we're sticking
19 to it.

1 ATTORNEY ANTHONY GALLUCCIO: And
2 Mr. Chair, obviously it would make much less
3 sense if there weren't the availability of --
4 I mean, it's a pretty unique geographical
5 location where you can argue that
6 availability. The original Special Permit
7 had language that talked about surveys and
8 the ability for them to monitor so that they
9 could have a sense of what that actual demand
10 is.

11 HUGH RUSSELL: Okay, so we agree to
12 go forward to public testimony?

13 Would anyone like to speak on this
14 matter?

15 CATHERINE PRESTON CONNOLLY: Since I
16 asked the questions, I'll just say that I
17 really appreciate the responses from
18 counselor Galluccio and from Sue Clippinger.
19 It's exactly the kind of detail that I was

1 looking for and gives me a lot of assurances
2 as to how this has been thought through. So
3 thank you.

4 HUGH RUSSELL: Is there any member
5 of the public that would like to speak?

6 (No Response.)

7 HUGH RUSSELL: I see no one.

8 So I think the sense of the Board,
9 unless I'm misjudging it, is to proceed to
10 vote to grant the Major Amendment. And then
11 we should think about how we can do that to
12 make it the most -- make their process
13 correct.

14 We have conditions from the Traffic and
15 Parking Department. And what do we have to
16 do to grant the Major Amendment procedurally?

17 JEFF ROBERTS: I'll take that as a
18 question for me. Jeff Roberts, Community
19 Development.

1 impact on the parking resources because of
2 the plan that's in place that allows the --
3 in two stages, more spaces than are actually
4 in the building. We could cite some
5 conditions, we would find that the list does
6 not alter the basic concept that we
7 previously approved. And the only change is
8 to the parking arrangements.

9 Okay, so Jeff, what you just said was
10 that we already made those findings in the
11 preliminary determination?

12 JEFF ROBERTS: Yes. In the
13 preliminary determination the Planning Board
14 made the -- there's a list of three findings
15 that I just handed to you.

16 HUGH RUSSELL: Yes.

17 JEFF ROBERTS: Those were made in
18 the preliminary determination. Those can be
19 essentially --

1 HUGH RUSSELL: Reaffirmed.

2 JEFF ROBERTS: -- reaffirmed in the
3 final development plan. And then the actual
4 approval of the Major Amendment is an
5 issuance of a Special Permit subject to
6 conditions that the Planning Board would set.

7 HUGH RUSSELL: Okay. So we have
8 essentially two Special Permits; one, the
9 reduction of the required parking under
10 6.35-point something or other. I'm kind of
11 wandering my way through this, but I think
12 we're almost there.

13 So 6.35.1 is a reduction of required
14 parking. So we would find that the lesser
15 amount of parking will not cause excessive
16 congestion, endanger public safety or reduce
17 parking availability by other uses or
18 adversely impact the neighborhood.

19 We find there is available surplus off

1 street parking in the vicinity.

2 There is a reasonable proximity to two
3 MBTA stations. And we might also comment
4 that this arrangement is a -- in a way --
5 it's a decoupling of a shared use of off
6 street parking spaces which was the previous
7 way it was handled in the permit which is,
8 and we believe that's appropriate for the two
9 different uses in the two different
10 buildings. And I think that's the findings
11 we need to make for 6.35.1.

12 So I need a motion to go along with
13 those findings to grant the Special Permits.

14 STEVEN COHEN: So moved.

15 HUGH RUSSELL: Is there a second? I
16 think Catherine's hand was up a fraction of
17 the second.

18 H. THEODORE COHEN: She's the
19 expert.

1 HUGH RUSSELL: What was that game
2 show?

3 Okay. On the motion, all those in
4 favor of granting the Special Permits?

5 (Raising hands.)

6 HUGH RUSSELL: All members are
7 voting in favor and they're granted.

8 Thank you very much.

9 ATTORNEY ANTHONY GALLUCCIO: Thank
10 you.

11 * * * * *

12 HUGH RUSSELL: And now we've got
13 another ten-minute break for the next item on
14 our agenda.

15 (A short recess was taken.)

16 HUGH RUSSELL: Okay, I think we're
17 going to get started. The next item on our
18 agenda is a continuation of the hearing on
19 the Connolly petition. And I'd like to

1 preface this discussion with remarks.

2 This petition is in a long tradition of
3 petitions that have been presented, and
4 what's the same about it is that a group of
5 committed thoughtful people see a matter that
6 could eventually be addressed through the
7 Zoning Ordinance and they make a stab at --
8 make a proposal that addresses the issue.
9 And so we've seen it, for example, when MIT
10 said we want more Zoning, more Zoning
11 potential in Kendall Square or the proposal
12 that we just approved in Central Square. And
13 at some point in that discussion it becomes
14 clear that the issue is not a simple matter.
15 It requires a lot of thought. And so we do
16 it the Cambridge way, which is we generate a
17 committee that tries -- is constructed,
18 they're usually fairly large, maybe 20 people
19 sometimes. They -- we try to balance, and I

1 say we because I'm speaking as a member of
2 the city rather than as the Planning Board.
3 Manager appoints all committees. And so, you
4 know, there's an effort to get everybody at
5 the table representing all points of view,
6 have some technical expertise. Sometimes the
7 matter is sufficiently complicated that the
8 City hires consultants to work and aid that
9 committee. And after a time, usually over a
10 year, but the committee goes through it --
11 (inaudible) has been kind of has been kind of
12 a sort of the senior staff person for some of
13 these committees, and so that's how we do it
14 in the city when we find a complicated matter
15 has many different points of view and
16 something that is serious that needs to be
17 done. So I think that's the case with this
18 petition. And so I think our role is to say
19 yes, this is a serious matter. This is

1 worthy of this -- a full process. We can't
2 decide it ourselves and we, you know, we will
3 be probably represented on that committee, we
4 usually are. We'll take part in it. If
5 there's any recommendations, they will then
6 come back to us and we will generally, you
7 know, forward those to the Council favorably
8 although we don't sometimes make comments.

9 So tonight I don't wish to get into
10 long detailed discussion on the merits of
11 this petition because I don't think -- I
12 think we don't have the ability to say to the
13 Council no, this is exactly the right thing
14 to do about, you know, climate change in the
15 city. So what should we be doing?

16 I mean, obviously we have to complete
17 the hearing. The proponent has gone through
18 a proposal and they've made some proposed
19 changes to it. And as I looked at it,

1 they're very thoughtful changes. I think
2 they will help the committee that's going to
3 start working on this, but I don't feel like
4 we should try -- anybody should expect us
5 that we're going to solve this or should
6 expect that we're going to recommend a
7 petition of this importance to the City
8 Council without the full process of the
9 representative committee.

10 So I would then -- so my request to the
11 people who are speaking to us is that
12 understand that situation. Don't try to
13 convince us that you're right, because I
14 think you've already convinced us that you're
15 addressing an important subject that needs to
16 be addressed. You don't have to convince us
17 anymore about that. And we're not going to
18 weigh in on whether you're right or wrong
19 because we don't have the expertise. There

1 are certainly interesting and attractive
2 ideas in this proposal. So I -- rather than
3 spending an hour and a half pointlessly
4 talking about this at this Board, I would ask
5 you to be brief and to understand the context
6 in which we're dealing with this. We have
7 scheduled this item for 45 minutes on our
8 agenda. I've taken five of those minutes, so
9 I would like to complete this discussion in
10 40 minutes.

11 So, Mr. Connolly, I believe you would
12 like to start off.

13 ATTORNEY MICHAEL CONNOLLY: Thank
14 you, Chairman Russell. And I can say for my
15 part the petitioners agree with you and we
16 fully appreciate your recognition of this
17 issue, and we're not here to ask you to vote
18 yes or no. We've been involved in a detailed
19 process that's involved meetings with

1 community stakeholders, very productive
2 meetings with Community Development
3 Department and city staff. We worked
4 together with the City Council to support the
5 idea of a Net Zero task force as you
6 mentioned. So we are looking at this as
7 really a wonderful process that has played
8 out over the past few months. And I'll
9 mention while I am standing here that
10 tomorrow evening Mayor Davis is hosting a
11 forum on the issue of Net Zero at the
12 Cambridge Public Library at six p.m. And
13 she's actually brought a number of the
14 experts whom, you know, who you referenced in
15 your opening to come and speak to us and talk
16 about this issue.

17 But while we're here, I'm happy to
18 present or begin to present these changes
19 that we've worked on very carefully both in

1 our committee and with stakeholders and
2 experts. And we've introduced a number of
3 structural changes.

4 One of the first complaints that we
5 heard was people seem to confuse Net Zero
6 energy buildings with a Net Zero emissions
7 standard. And so the first change we made is
8 we adjusted the purpose of the Net Zero
9 review, and instead of asking applicants to
10 maximize energy efficiency and instead of
11 asking applicants to maximize on-site
12 generation of renewable energy, we've
13 slightly changed it and we've said just
14 strive to maximize it. So what does that
15 mean?

16 Well, we followed the parking and
17 traffic guidelines of Article 19 and we
18 introduced this notion of Net Zero emission
19 indicators and we picked a number of items.

1 You'll hear from Quinton, he'll go through
2 them in a minute. In theory this is what
3 would allow you to review a project and
4 determine whether or not it's passed that
5 initial bar, whether or not the applicant has
6 indeed strived to maximize energy efficiency
7 and has strived to do as much on-site
8 generation as possible.

9 In addition, another concern we've
10 heard is about renewable energy. What is
11 renewable energy? Is renewable energy too
12 expensive? Is renewable energy too cheap?
13 And so we've added a number of options and
14 alternatives both local and national and we
15 also have some prices to show you that this
16 is something that can definitely be done. So
17 without further ado --

18 HUGH RUSSELL: Okay, so I guess
19 you're ignoring my statement which was we

1 didn't want to go paragraph by paragraph
2 through a petition that we don't believe is
3 appropriate to recommend because of the
4 procedural questions not because of the
5 substance.

6 So I guess I'm curious how many people
7 in this room want to speak?

8 (Raising hands.)

9 HUGH RUSSELL: So -- okay. So
10 that's maybe eight or nine hands. So that
11 will take about 25 minutes. So we've got
12 until 8:30. We've got 35 minutes. So I
13 would ask you to limit your remarks to ten
14 more minutes.

15 ATTORNEY MICHAEL CONNOLY: Sure,
16 absolutely. We're not going to talk that
17 much longer. And we're just happy to present
18 these ideas because they have involved a
19 great deal of thought. So without further

1 adeu let me turn it over to Quinton who will
2 turn it over to some of the ideas.

3 QUINTON ZONDERVAN: Thank you. And
4 thanks, Mike, for all your hard work and for
5 that introduction. Quinton Zondervan,
6 Z-o-n-d-e-r-v-a-n, and I apologize, we're not
7 here to waste your time. We're going to be
8 very brief and we're going to be very
9 efficient and we're just going to highlight
10 the changes so that the people in the room
11 can understand what we're proposing so you
12 can understand and then we will proceed from
13 there.

14 So as you may recall, we present a
15 framework for how to get the Net Zero which
16 we call reduce, produce, and purchase. And
17 reduce means to make your building as energy
18 efficient as you can. Produce means to
19 produce as much renewable energy on site at

1 the building as you can. And then purchase
2 means to purchase renewable energy off the
3 grid to make up for the difference.

4 So what we did as Mike mentioned, we
5 changed the standard from maximize to strives
6 to maximize and that's through it all cases
7 so we won't go through that every time. And
8 then we introduced specific indicators taken
9 from the LEED standard, which you're already
10 familiar with, to be able to measure the
11 actual efficiency improvement to the building
12 design. And then we also removed the ASHRAE
13 reference because that raised some more
14 concerns about legal applicability.

15 In the produce section we added
16 specific indicators including installing
17 solar photovoltaic or other renewable energy
18 installations on the majority of the
19 unencumbered roof space. And then we also

1 specified installation of ground source heat
2 pumps or a report on why that's not
3 applicable in that particular project.

4 And then finally on the purchase
5 component we clarified what we mean by
6 renewable energy, and specifically the issue
7 of renewable energy certificates which is
8 very contentious and confusing and so we gave
9 some specific examples of what kind of
10 renewable energy certificates would be
11 acceptable, and also to state the preference
12 for local renewable energy that is sourced in
13 New England itself.

14 And as a specific example, we just
15 wanted to put this in there as a
16 Massachusetts Energy Consumer Alliance which
17 provides New England Wind and New England
18 Green Start products which are renewable
19 energy products that are available to

1 consumers in Massachusetts at very affordable
2 rates. The New England Wind is four cents
3 per kilowatt hour above the NStar basically.
4 And the Green Star is 2.7 cents about the
5 NStar green rate. So again, we just wanted
6 to give -- show this as an example of local
7 renewable energy that is available for
8 purchase on the grid today.

9 So that's the conclusion of our
10 presentation and thank you very much for your
11 attention.

12 HUGH RUSSELL: Okay. This is not --
13 I would ask you to not applaud after every
14 speaker. It's not the way we do things here.

15 So who would like to speak? Is there a
16 sign-up sheet?

17 Susan Ringler.

18 SUSAN RINGLER: Good evening. My
19 name is Susan Ringler, S-u-s-a-n

1 R-i-n-g-l-e-r. I live at 604 Green Street.
2 I'm just here to voice my support for the Net
3 Zero and I also want to stress the urgency of
4 the climate situation. And how I understand
5 that it's important to study things, it's
6 also important to act because there are some
7 very, very large buildings soon to be in the
8 pipeline in Cambridge and those buildings
9 will be around for 50 or 75 years and we
10 really need to be building for the future and
11 not the past which it's really important that
12 we start very quickly here in Cambridge to
13 build buildings in a way that is sustainable
14 and that we not wait too long to think about
15 doing them, but that we take a few important
16 steps now. And I think the Connolly petition
17 is taking a few important steps and I
18 encourage you to take many other steps later
19 on.

1 Thank you very much.

2 HUGH RUSSELL: Thank you.

3 John Pitkin.

4 JOHN PITKIN: Thank you. John
5 Pitkin, 18 Fayette Street. I will be brief.

6 I support the Net Zero petition. Just
7 for the Board's sake, I'd like to ask
8 everybody who is here supporting it to show
9 their support by standing or showing the
10 card. There is tremendous public enthusiasm
11 for taking action on this measure. You
12 understand that. But I just thought it was
13 important to see who's here tonight. Maybe
14 it will speed things up later down the line.
15 Everybody doesn't have to get up and speak.

16 I want to commend Mike Connolly for
17 taking the Net Zero Committee's
18 recommendations and put them into Zoning
19 language. A lot of thought has gone into it.

1 And I want to address what Chairman Russell
2 said in the beginning as he would recall and
3 as you might recall there was an earlier
4 petition known as the Pitkin petition that
5 was also very comprehensive and wound up
6 getting referred to a task force as we are
7 talking about tonight. But I will also
8 remind you that parts of that petition passed
9 initially. And I would urge the Board not to
10 consider this an all or nothing proposition
11 and to consider the importance of expressing
12 some opinions about what's in here and what
13 seems to be more -- well, it's not
14 necessarily an indivisible hole. And any
15 advice, any opinions that the Board can give
16 to guide the City Council and the task force
17 or task forces that will be formed will be
18 extremely valuable. So please pay attention
19 to the care -- I ask you to please pay

1 attention not just to the general issues, but
2 the specific proposals and do voice an
3 opinion on that even if perhaps it's not pass
4 or don't pass. So with that, I would say we
5 need your input as soon as possible.

6 The U.N. Climate Panel has confirmed
7 what we said in our presentation two months
8 ago. There is a carbon budget and we have to
9 do something about it real quick.

10 Thank you very much.

11 HUGH RUSSELL: Thank you.

12 Stu Butler (phonetic).

13 (No Response.)

14 HUGH RUSSELL: Jeanne Semivan.

15 JEANNE SEMIVAN: Hi, my name is
16 Jeanne Semivan, S-e-m-i-v-a-n. I live at One
17 Richdale Avenue and in light of the
18 statements earlier and the scope of all of
19 this, I just want to keep it very brief to

1 say that I support the petition and to
2 whatever extent you have procedural concerns
3 to also just echo the sentiment of please
4 voice those and voice any opinions you have
5 on the underlying substance of this petition
6 so that we can move forward with something
7 that is appropriate in every respect to
8 achieve the greatest amount of action on this
9 as much as possible as soon as possible.

10 Thank you.

11 HUGH RUSSELL: Kristen Hoffman.

12 KRISTEN HOFFMAN: Hi, good evening.

13 I'm Kristen Hoffman. I live at 205 Walden
14 Street. I'm just here tonight to voice full
15 support for the petition. I've worked on
16 various sustainability projects, green
17 building design and even the Net Zero
18 building that's going up with the school
19 department. But I'm here with the resident

1 cap on tonight, and I'm just saying that I do
2 fully support the Connolly petition. I think
3 that Cambridge is a city that can be a
4 full-fledged leader for this kind of new
5 development and this kind of innovation.

6 Thanks.

7 HUGH RUSSELL: Thank you.

8 Frank Gerratana.

9 FRANK GERRATANA: Hi. I'm Frank
10 Gerratana. I live at 632 Mass. Ave. I'll
11 spell the name for you. G-e-r-r-a-t-a-n-a.
12 I was one of the original signers of the
13 petition, and I think the Connolly team has
14 done a really great job of addressing all the
15 concerns raised by the city administration to
16 make sure that the petition is workable and
17 that it's all -- do a lot for the City of
18 Cambridge in the future. And also I think
19 that Cambridge has always been a leader in

1 environmental issues. I think that where
2 Cambridge goes other cities follow, and I
3 think that if anything is to happen with Net
4 Zero, you know, on a larger scale has to
5 start in a place like Cambridge. So I really
6 encourage the Board to do whatever it can to
7 help move this through.

8 Thank you.

9 HUGH RUSSELL: Okay, thank you.

10 Matthew Schrinier.

11 MATTHEW SCHRINER: Matthew Schrinier,
12 S-c-h-r-i-n-e-r. I wasn't sure if it's
13 allowable for me to ask a question of the
14 Board or whether I can only speak.

15 HUGH RUSSELL: You can speak and if
16 there's a question in your speech, that's
17 fine. You may not -- can't expect
18 necessarily expect to get an answer.

19 MATTHEW SCHRINER: I heard that one

1 of the objections I think within the City
2 Council was sort of the question of
3 competitive pressures from other towns, and I
4 wasn't sure if this Board was charged with
5 considering that as an issue. My -- I say my
6 feeling is that we have lots of office
7 buildings. I don't feel too much fear about
8 that, but if I could hear what the Board's
9 recommendation around that could be or maybe
10 cannot be, I'd be interesting in hearing.

11 HUGH RUSSEL: Okay, thank you.

12 ELLI YARDEN.

13 ELLI YARDEN: My name is Elli
14 Yarden. I live at 143 Pleasant Street. I
15 deeply regret the failure of the City to
16 provide adequate public -- common public
17 spaces where differences can be resolved in a
18 rational way. I don't think it's the
19 obligation of the Planning Board to provide

1 it, but nevertheless I will address some of
2 the objections which have been made to
3 putting in plan zero.

4 One set of objections, more ridiculous
5 objections, is that there are better ways of
6 doing things. I have studied the documents
7 on this which refer in one case to a combined
8 academic civic project and so forth. There
9 is nothing in this project that prevents
10 other actions from taking place. There are
11 many other actions needed. This one has a
12 distinctive feature, and that is that it
13 demands from all developers. And especially
14 from the Planning Board that it start looking
15 at full cost accounting or full environmental
16 cost accounting. This is not being done. I
17 don't know that the Community Development
18 Department is equipped for it. I do not know
19 that this Planning Board has the people on it

1 who have the kind of knowledge that is
2 required to deal with climate change, its
3 ecological consequences, and its consequences
4 for the urban environment. Let that be as it
5 may. I am sure that there are other ways of
6 choosing Planning Boards even under plan E.
7 I suggest that this Planning Board start
8 doing research.

9 HUGH RUSSELL: Okay, thank you.

10 Ben Pignatelli.

11 BEN PIGNATELLI: Ben Pignatelli,
12 P-i-g-n-a-t-e-l-l-i. Thanks a lot. I really
13 appreciate the public service. I come from a
14 family of public servants, but just as with
15 my family, I've got to push back and
16 challenge and say we need more. We need to
17 act a lot faster. And the irony in Cambridge
18 is so strong to me. We invite all these big
19 drug companies in and these big buildings to

1 make quality of life way better, but every
2 building that we build these days makes us
3 less healthy. I mean, that's just a fact.
4 And I think it will help the economy. It
5 will help the tax rolls here in Cambridge.
6 It will help the economy in Massachusetts.
7 And, yeah, this petition may not be ready
8 right now, but I've been on awful lot of
9 webinars for the new building institute for
10 years now and they're a good resource to
11 learn more. And it would be great if they
12 were on board with this petition, too, the
13 new buildings institute could offer a lot.
14 But if we wait until everybody's on board
15 with this, it's not change. It's just
16 business as usual.

17 Thank you very much.

18 HUGH RUSSELL: Thank you.

19 Carolyn Shipley.

1 CAROLYN SHIPLEY: Good evening.

2 Carolyn Shipley, S-h-i-p-l-e-y, 15 Laurel
3 Street, Cambridgeport.

4 I want to mention a very interesting
5 report I came across today and it says ask
6 the climate question. It's from The Center
7 For Clean Air Policy. Actually someone can
8 tell you but there will be this forum at MIT
9 where people from center for clean air --
10 actually, Steve Wrinkleman will be at -- he's
11 from the Center for Clean Air Policy. They
12 asked urban leaders to ask the quiet climate
13 question. I think that's what we're here
14 for. They want to know who is going to be
15 the champion of adaptation. It could be a
16 Mayor, a county commissioner, a city
17 department, or Planning Board or someone like
18 Mike Connolly who took the initiative to
19 create the Connolly Net Zero petition. He's

1 a real adaptation champion.

2 The U.N. just released its report last
3 week saying that we will pass the tipping
4 point within a decade or two and has set
5 guidelines for all countries to do something
6 about their emissions. Yet there are some
7 countries that have more carbon emissions
8 than we do, but someone has to start it. And
9 we have to start somewhere.

10 I was thinking that if I were running
11 for City Council, I would have a campaign
12 slogan which would be 3-D. Considering the
13 fact that parts of Cambridge will be flooded
14 according to a CDD report by 2050 from a
15 storm surge, my three D's would be that I
16 would ask the cities to build dams, dikes,
17 and docks for our boats because we won't be
18 using our cars. I urge you to be the
19 adaptation champions, to do something about

1 starting us on the way to saving our
2 environment. We're not making it up. All
3 scientists -- there's another report I think
4 in The Globe today about another report by
5 the union of concerned scientists. Most
6 scientists say we do have a problem. So I
7 urge you to be the climate adaptation
8 champions.

9 Thank you.

10 HUGH RUSSELL: Thank you.

11 Does anyone else wish to speak? We'll
12 take the man in the blue shirt behind the man
13 in the blue shirt.

14 PARAG SHAH: Parag Shah, P-a-r-a-g.
15 Last name is S-h-a-h. And I apologize I'm
16 not actually a resident of Cambridge, I used
17 to be a resident of Cambridge and echoing
18 comments made earlier, I now live in Boston
19 and I would tell you that, you know, other

1 communities are watching. I think this is a
2 potential leadership position that Cambridge
3 can take on this issue. It's something bold,
4 a little different, and I think the steps are
5 lined up to be taken. So I just wanted to
6 play that out there, that I think Boston's
7 looking. There's a new Mayor coming on
8 board. I know at least I've mentioned it or
9 whispered into the ears of one of the two
10 remaining mayoral candidates, so, you know,
11 we're hoping to piggy back on what the
12 Cambridge leadership does here.

13 Thank you.

14 HUGH RUSSELL: Thank you.

15 Yes, Ma'am.

16 MARK JAQUITH: Good evening. For
17 the record my name is Mark Jaquith,
18 J-a-q-u-i-t-h. I reside at 213 Hurley
19 Street. Chairman Russell just told us that

1 the Board recognizes this issue, knows where
2 we need to go. Everybody out here recognizes
3 the issue, knows where we need to go. I just
4 urge you to use your office to help us get
5 there.

6 Thank you.

7 HUGH RUSSELL: I guess I would make
8 a correction. I think we don't know,
9 specifically don't know where we need to go.
10 We know the end goal. We don't know how to
11 get there. And that's --

12 UNIDENTIFIED AUDIENCE MEMBER: Can
13 you speak up?

14 HUGH RUSSELL: I can try. I can get
15 closer.

16 Did the woman sitting next to you wish
17 to speak? There's a woman who has her hand
18 up. Is that Pebble?

19 PEBBLE GIFFORD: Yes.

1 I've been around too long. Hi, my name
2 is Pebble Gifford and I live at 15 Hilliard
3 Street. And I looked at this issue as a
4 matter of pride. And I am very proud that
5 Cambridge has taken a leadership position in
6 this, and I hope it continues to. I was
7 curious tonight to see how many times I could
8 find on Google Cambridge's zero -- what is
9 it? Net Zero emission highlighted or
10 identified. Three pages and I ran out.
11 We're on many news sites. Political had
12 something on it. There were a whole bunch of
13 them. So we've already gotten recognition
14 for not doing anything, and I'm -- and we've
15 also gotten some knocks because word is out
16 that the politicians and special interests
17 are trying to kill it. That's in the news,
18 too. So I urge everybody just to take a look
19 and see how much coverage this issue is

1 getting already.

2 Now we can be proud of that, which I
3 am. And once again Cambridge can take the
4 aggressive position and try and get this
5 thing going and established and I would hope
6 that the City Councillors could take pride in
7 it and not knock it and the Planning Board,
8 the same thing, if we can work it out. And I
9 think if there's a will to do it and pointing
10 out the way is the issue. And what I'm very
11 disappointed in, and I'll mention it, is
12 we're the perfect city to do this. We're the
13 people's republic and we can do things on the
14 radical side and get away with it I guess.
15 But I am not happy about is MIT's role in
16 this venture. I understand that they have
17 designed and created some of the systems that
18 will be put into these buildings to enable
19 them to be zero, Net Zero emission. But yet,

1 they're taking the opposite task. They have
2 a task force that exists to kill this, this
3 program, to kill it. And I think that's so
4 irresponsible. This is one of the leading
5 scientific educational institutions in the
6 country. They should be getting blasted for
7 doing this. They're much more concerned now.
8 I think they had a major change in course and
9 let's focus where funds are concerned, where
10 students and student housing and student
11 issues, they've formed these task forces or
12 these groups that are interested in the
13 commercial development to be incubators or
14 the innovators. Or whatever it is you want.
15 And I've even heard a rumor, maybe it isn't a
16 rumor, maybe it's the truth, they want
17 Central Square to have buildings with
18 bedrooms for people to come and work in these
19 new ventures. They're already here a lot of

1 them. That's their attitude towards Central
2 Square. I suggest that they should move out,
3 move on, do anything. We shouldn't let them
4 get away with taking that position if that is
5 the case.

6 Once again, I'll just say that I think
7 this is a matter that Carolyn said to be
8 proud of. There should be some heros in
9 this. There's already one hero, Mike, who's
10 done it this far. And I think there's a
11 chance here for Planning Board to be heros
12 and the City Council to be heros. Wait until
13 you see. There won't be three pages of
14 Google notices about Cambridge and this
15 petition, there will be 10 pages. And I
16 think that's something we should shoot for.
17 So let's go with it. A lot of questions, get
18 them answered, and let's go with it.

19 Thank you.

1 HUGH RUSSELL: Thank you.

2 SUE BUTLER: Thank you very much.

3 I'm Sue Butler. I live half a block from
4 here. I own two buildings that are
5 increasingly on geothermal and photovoltaics
6 and carbon negative. My household electric
7 bill is zero for the year and it covers my
8 whole household use and all of the pumping
9 for the baseboard hot water systems in my
10 tenant's apartments. I think you should
11 support this excellent petition.

12 Mike Connolly, thank you very much.

13 It's very important that we take a
14 position now in order to solve the problem.
15 The problem is that there are 400 parts per
16 million of carbon dioxide and many other
17 greenhouse gasses in our upper atmosphere,
18 including water vapor which gets there from
19 the increasingly violent storms that go five

1 miles high and throw water vapor into the
2 upper atmosphere along with a number of other
3 compounds. It means we're heating up. It
4 means we are in the beginning wobble of a
5 catastrophe. I work as a nurse, also as
6 co-principle investigator in the lab for
7 probabilistic reasoning where we study errors
8 of judgment under uncertain conditions. When
9 I first started as a nurse, I worked in
10 intensive care. I took care of people who
11 were very, very, very catastrophically ill.
12 I know what you have to do to save someone
13 who's got a bad lab value. I worked for a
14 year in surgical oncology on a cancer ward.
15 Occasionally a patient did not survive. I
16 took care of their family. But I witnessed
17 failures of complex systems. 400 parts per
18 million carbon dioxide in our atmosphere is a
19 lethal dose of carbon dioxide to our planet.

1 You can stand and take a position and make
2 this Net Zero happen and you might make a
3 difference. A lot of us are trying not to
4 think three words: It's too late. I don't
5 know if it is or not.

6 Last fall I submitted an article to a
7 peer reviewed engineering journal on my
8 efforts and my thoughts on sustainability and
9 what is required. I did not expect it to be
10 accepted. I'm not an engineer. It was
11 accepted. I talked to my boss in the lab, I
12 say well, they were going to let us know by
13 May or April. And mid-May I hadn't heard.
14 And I called my boss up, I said, they haven't
15 rejected it. Shocking. He said not only
16 have they not rejected it, they were very,
17 very impressed.

18 I'll read you a little bit from the
19 first page and a little bit from the last

1 page. (Reading) Ray Emerson wrote in 2003
2 -- that's ten years ago -- delays in dealing
3 with environmental problems will ensure both
4 amplification and the magnitude of effects
5 and their extension in time beyond some point
6 of deterioration or depletion, full recovery
7 may not be possible. As difficult as
8 preventing or slowing some types of
9 environmental changes may be, reversing them
10 after they have occurred will be much more
11 difficult, and in some instances perhaps not
12 possible at all. That's what we're facing.

13 I put one sentence in there. I was
14 sure they were going to cut it out. And in
15 the editor's comments appended to the
16 reviewer's comments, he said don't cut it out
17 and add to it. I wrote this a year ago,
18 maybe more. My phrase was two words: 100
19 percent now. And the editor added to that:

1 Must be the new standard for all buildings;
2 homes, business, industry, and government
3 buildings. You could take a first tiny step
4 now that might help a few other people make
5 commitments to make the changes that we need
6 to make to try to reverse, not avert. We're
7 in the thick of it to try to reverse a
8 catastrophe. And I hope you will. I'm
9 sending you copies.

10 HUGH RUSSELL: Thank you.

11 Does anyone else wish to speak? Yes,
12 the woman in the green shirt.

13 AUDREY SCHULMAN: I'm Audrey
14 Shulman, S-c-h-u-l-m-a-n. 21 Acorn Street.
15 I have two kids, as many of you might have
16 kids or grandkids, every day I make sure that
17 they try to eat appropriately; have a little
18 milk, maybe have a vegetable or two. I make
19 sure they do their homework. I hope they go

1 to college some day. I hope they have a full
2 and happy life. I do all these things in
3 hopes that they will have that full and happy
4 life. Climate change is something that can
5 change that, and there is a great Nobel Prize
6 winner whose name I can't remember now who
7 said the way you judge a society is by how it
8 hands down -- you know, what sort of society
9 it hands down to the next generation. And I
10 think we will be judged. The only thing we
11 can do, the most loving thing we can do for
12 the next generation is to give them an intact
13 planet. And you guys have a really small
14 chance to do one teeny thing to help out. I
15 really recommend you do it.

16 Thank you.

17 HUGH RUSSELL: Okay, thank you.

18 JOHN MASSIE: Hi. My name is John
19 Massie, M-a-s-s-i-e. I live in Porter Square

1 on Hancock Street right on the border between
2 Cambridge and Somerville. I have the great
3 fortune of actually working in the energy
4 efficiency field on the residential side of
5 things. And what I do every single day is I
6 talk to residents of Cambridge as working in
7 an outreach capacity about energy efficiency
8 and about the environment, about climate
9 change. And the amazing thing that I've seen
10 in the last year and a half is how many
11 hundreds, if not thousands of residents are
12 jazzed up about wanting to do something about
13 climate change. Whether it's insulating
14 their home or installing solar panels or
15 heating systems, whatever it is. Just
16 getting an energy assessment. Just screwing
17 in CFL light bulbs. People want to do this.
18 They want to make a difference. So the point
19 I would like to do make is I think Cambridge

1 residents are ready for this. I see it every
2 single day. It gets me excited for what I
3 do. And I would really encourage you to give
4 back to those residents that are really
5 fighting this fight by passing this petition.

6 Thank you.

7 HUGH RUSSELL: Thank you.

8 Man in the check shirt or plaid.

9 SPENCER LAWRENCE: Hello. My name
10 is Spencer Lawrence,
11 S-p-e-n-c-e-r L-a-w-r-e-n-c-e. I also live
12 on the border of Cambridge and Somerville in
13 Porter Square. Happy to know that guy. And
14 I want to thank you guys for your time and
15 thank all of you for showing up for this
16 important discussion. I work in energy
17 efficiency industry and day after day I see
18 firsthand examples of how utilizing
19 efficiency and renewable energy in buildings

1 is in the long term economic interest of the
2 building. It also creates jobs. It's, you
3 know, helped create a job for me, for my
4 roommate who just spoke, and for lots of
5 other people. But beyond the economics, this
6 is really, you know, an ecological imperative
7 that this happens, and to address one tiny
8 subset of the ecological importance of
9 this -- I'm going to take a quick poll of the
10 audience. Who here likes or has ever been to
11 a national park? Raise your hand.

12 (Raising hands).

13 SPENCER LAWRENCE: Great. Did you
14 have a good time? Awesome. Okay.

15 Well, today's the 123rd anniversary of
16 the Yosemite National Park which is a
17 beautiful national park that I've had the
18 good fortune to go to. And I wanted to share
19 a quote with you today from Jonathan Jarvis

1 who is the director of the National Park
2 Service. In 2010 Jonathan Jarvis said,
3 quote: I believe climate change is
4 fundamentally the greatest threat to the
5 integrity our national parks that we have
6 ever experienced.

7 So, I just want to leave you with that
8 and implore you to act quickly in support of
9 this important measure.

10 HUGH RUSSELL: Thank you.

11 Yes, sir.

12 SAM SEIDEL: Thank you all and good
13 evening. Sam Seidel, S-e-u-d-e-l, 381
14 Broadway. I just want to express my
15 continued support for the petition. I know
16 there's a lot of work to happen. And I think
17 the task force is a good way to start that
18 work. It's going to allow us to broaden the
19 picture because not only is this a complex

1 ecological problem and perhaps a design
2 engineering problem, but it's a very
3 complicated human problem and political
4 problem giving all the forces at play here.
5 So I would just urge you and all the other
6 powers that be that are in this room that you
7 have sufficient representation on that Board
8 because you will have the -- ultimately have
9 the difficult work of interpreting what that
10 Ordinance means or whatever comes out of that
11 whole process, and so just make sure that
12 there are enough sets of ears there to
13 remember what was said and why it was said
14 that way. All right.

15 Thank you very much.

16 HUGH RUSSELL: Thank you.

17 Yes, Ma'am.

18 MONICA RAYMOND: My name is Monica
19 Raymond, R-a-y-m-o-n-d, 57 Brookline Street.

1 Isn't Cambridge wonderful? So many learned
2 references? I didn't actually come out today
3 intending to speak, but as I'm listening, I
4 had -- I had three thoughts:

5 The first one is that some things are
6 thinkable until they become unthinkable. For
7 example, slavery was considered okay. Right?
8 Smoking inside a room was considered okay in
9 my lifetime. It's pretty hard for me to
10 understand actually how knowing what we know
11 about anthropogenic climate change, it's
12 considered okay to still build buildings that
13 have closed windows and rely on fossil fuel
14 for their ventilation systems. This is
15 called traditional architecture. It's not
16 traditional architecture. It's very short
17 lived. It's just the last 100 years there's
18 all kinds of things we know about
19 architecture and city planning that we don't

1 do anymore because of this. And this is
2 something that is just going to seem insane.
3 And to me it already does seem insane. So,
4 to me the Net Zero petition feels like it
5 should be a fete accompli (sic) because what
6 we're doing right now is crazy. So it has to
7 stop. So that's the first thing.

8 The second thing is that developers,
9 architects, unions, they're gonna rise to the
10 moment. Someone just sent me an article last
11 week about an electrician's union in San
12 Diego that's collaborating -- the union is
13 collaborating with Net Zero development
14 there. The electricians are learning the
15 systems. So why would we turn down the
16 opportunity to be a place -- and it's not
17 like we're going to be pioneers for the
18 world. This has already been pioneered in
19 Germany and the Netherlands, but in the

1 United States no. Why would we turn down the
2 opportunity to be the place where we're
3 learning how to do these things? Where our
4 builders and our unions are learning the
5 skills that they need to really build for the
6 21st century in a rational way?

7 And the third thing is why would we
8 walk away from basically the novice, the good
9 feeling, the possibility of pride and praise
10 that we would get for being a city that
11 pioneers this in the United States? It just
12 seems to me like a no brainer to figure out a
13 way to go forward with it and I hope you
14 will.

15 Thank you.

16 HUGH RUSSELL: Thank you.

17 Yes, sir.

18 STEVEN MILLER: My name is Steven
19 Miller, M-i-l-l-e-r.

1 I also didn't expect to speak here
2 today. I think one of the common worries
3 about an Ordinance of this type is that it
4 will put us at an economic disadvantage.
5 They'll go to Somerville. Whoa, right?

6 The good news, I think, is that what
7 makes Cambridge special and unique is not
8 moving. We're in an incredible lucky
9 situation that the things that give us the
10 economic advantage are stuck here. They're
11 trying. I mean, Harvard's trying to move to
12 Boston. But it's not there yet. And it
13 probably won't ever be fully there and
14 neither will MIT. I think we have the chance
15 to take advantage not to kill the goose that
16 lays the golden eggs but in fact to take
17 advantage of our advantages. If you can't
18 take advantage of your advantages, you are
19 really in trouble, because when you're in

1 trouble, then you can't do anything at all.
2 This is the time to move, when things are
3 going well. And in fact, I think a bigger
4 threat is something that I as a person whose
5 house is five feet above sea level and whose
6 basement when I dig down, actually has sand,
7 I think we're more threatened by the rising
8 tide of storm surges than we are by making a
9 small percentage increase in the cost of
10 initial construction which by every
11 experience over the long haul more than pays
12 itself back with the lower operating cost for
13 the long term. I think the threat for us
14 economically competitively is not taking
15 action to make our local environment and our
16 world safer. If you really want things to
17 move, if the climate keeps happening, they're
18 going to go to Vermont, not to Somerville.
19 And I think we're in a lucky position. And I

1 urge you with whatever authority and power
2 you have, and I understand it's bigger than
3 you, but you've got a little piece of that
4 pie, take a stand, move it forward. The
5 people who are behind this petition, it's
6 evolved. They seem very open to evolving it
7 further. I'm sure it needs to evolve
8 further. We all need to learn, but if we
9 don't push it forward, it won't evolve. So I
10 urge you to take whatever action you can.

11 Thank you.

12 HUGH RUSSELL: Thank you.

13 Does anyone else wish to speak?

14 AARON KING: My name is Aaron King.
15 I live at 40 Essex Street. I'm here as one
16 of the main petitioners just to, you know,
17 relay that, you know, one reason that I would
18 -- became a part of this petition is that
19 this topic is really the most important to my

1 generation, you know, and that's clear that,
2 you know, your kids in high school and
3 college and young 20s, you know, they are
4 most interested in this issue politically.
5 So I just wanted to start creating this
6 platform, you know, help push this
7 conversation forward in Cambridge. You know,
8 and this issue of development, talking about,
9 you know, getting new companies here and
10 creating jobs as well as balancing low income
11 housing. You know, these are all very
12 important issues, but I also just really hope
13 that we consider environmental impacts and
14 efficiency. And so I hope you guys continue
15 to think about this as you look at
16 developments that are coming to Cambridge.

17 Thank you.

18 HUGH RUSSELL: Thank you.

19 JOHN RATLIFF: My name is John

1 Ratliff, R-a-t-l-i-f-f, and I live at 218
2 Thorndike Street in East Cambridge. And the
3 more I've listened to this discussion, the
4 more the question has risen for me. If
5 Cambridge doesn't do this, what city will?
6 We're really at a place that's the envy of
7 most other communities in terms of the number
8 of people who want to move here and build and
9 construct the competition for being here for
10 a lot of advantages that we have that we're
11 not gonna be losing by taking this step. And
12 no one would feel able to move if people in
13 other cities are faced with the same question
14 of who's gonna lead and they're at a much
15 bigger disadvantage than we are with a lot
16 less demand, with a lot less possibility of
17 making the change without paying some kind of
18 a cost.

19 Any time we take an important step

1 forward in this kind of a world, it's always
2 a fight against inertia. It's a fight
3 against the way business is always done.
4 It's a fight against people who think they
5 have a stake in what they know because it's
6 moving forward. And we've pioneered in a lot
7 of those areas, some have been mentioned
8 tonight, the smoking and other areas like
9 that, and always there's the opposition from
10 people who are afraid of making the change.
11 There's a lot more to fear out there than the
12 risks of moving this petition forward. And
13 unless some community takes a stand and
14 begins to move against that much bigger
15 threat, then none of us will have a very
16 bright future ahead of us. And Cambridge
17 should take that step and should take the
18 lead.

19 Thank you.

1 HUGH RUSSELL: Thank you.

2 Yes, sir.

3 GEORGE MOKRAY: My name is George
4 Mokray, M-o-k-r-a-y, 218 Franklin Street.

5 There's a poem by Diane DiPrima called "Rant"
6 and she says the only war that matters is the
7 war against the imagination. The only war
8 that matters is the war against imagination.
9 The only war that matter is the war against
10 the imagination if all other wars are
11 subsumed in it.

12 I publish a weekly of looks at what's
13 happening at MIT, Harvard, and other colleges
14 and universities in the local community about
15 energy and other things. I go to a lot of
16 these things and I see many incredible ideas
17 come forward, but I also see failures of
18 imagination, failures of connection time
19 after time after time after time. As the

1 great American philosopher Pogo said: We are
2 confronted by insurmountable opportunities.

3 All right?

4 I think that Net Zero buildings, Net
5 Zero emission buildings possible. I know
6 that some are being built, even 71-story
7 buildings, 22-story buildings in China and
8 Vienna, these things are happening now. I
9 know that builders in New England are
10 building low and modern income Net Zero
11 energy, positive energy buildings, all right?
12 Affordably now. Almost like cookie cutters.
13 They've developed the technology and they
14 know how to do it not only here but in Canada
15 and in more extreme environments.

16 Net Zero emissions to me is not only
17 energy and carbon. We should be thinking of
18 Net Zero emissions for everything. All
19 right? As if you were camping, leave the

1 site better than when you arrived. We need
2 to be thinking that way not only in terms of
3 climate change, but in terms of all
4 pollutants. And the imagination, the failure
5 of imagination that I see here is that we're
6 only settling for Net Zero. We should be
7 thinking, as we've seen how the idea of Net
8 Zero has focussed our energies, we should be
9 thinking about net positive. We should be
10 thinking about becoming energy producers with
11 our infrastructure here of cleaning up the
12 environment, of changing things. And we can
13 do that. There is enough knowledge. There's
14 enough experience. And there is only a lack
15 of imagination.

16 Thank you for your time. Thank you for
17 your thoughts.

18 HUGH RUSSELL: Does anyone else wish
19 to speak?

1 LEE FARRIS: Good evening. My name
2 is Lee Farris, spelled L-e-e F, like
3 Frank-a-r-r-i-s, like Sam, and I live at 269
4 Norfolk Street in Cambridge. Thanks for
5 giving us all an opportunity to share our
6 thoughts. I speak in support of the Net Zero
7 petition. I want Cambridge to be the first.
8 I think that rather than hurting us, it will
9 build our reputation long term. I think it
10 will result in good buildings, and I think as
11 a person who has put solar panels on my roof
12 and seen my electric bill turn around, it's a
13 great feeling, and I think that's a
14 reasonable thing to ask of all of our large
15 buildings. And I particularly would also
16 like to, you know, that would also apply to
17 universities and other organizations when
18 they do large buildings. So I think that
19 would be great for the whole city.

1 Thank you.

2 HUGH RUSSELL: Thank you.

3 Does anyone else wish to speak?

4 CHARLES TEAGUE: Charles Teague, 23
5 Edmunds Street. I hope you appreciate as
6 much as I do the effort Mike Connolly put
7 into revising the petition. I have to
8 commend him. He took -- diligently went
9 through the staff memo and I think really,
10 really applied their comments. Something
11 which you all know I never do. So, I -- many
12 people recited the argument which I think
13 should carry the day. They recited the
14 leadership argument which I think should
15 carry the day. But I was just going to give
16 you the back envelope, engineering argument
17 which is that from the City's owned document
18 is that 17 percent of the emissions of
19 Cambridge are from transportation. And being

1 in the back of the envelope, we cut that in
2 half and say the cars are doing about half of
3 that. So 82 percent of the emissions are
4 from buildings or it's ten times from the
5 buildings. And we look at cars, the lifetime
6 of a car when you go to replace it with a new
7 technology car, it's about ten years. A
8 building is 100 years, another factor of ten.
9 So the Board has been very conscientious
10 about reducing cars in Cambridge. You could
11 reduce all the cars and it's not gonna
12 matter. It's 100 times more important to
13 address the buildings. Now, this is just
14 back of the envelope, but I just want you to
15 just think about that because the Board puts
16 so much effort into cars and we just have to
17 start focusing on what's on the -- what's
18 really important.

19 Thank you.

1 HUGH RUSSELL: Thank you.

2 Does anyone else wish to speak?

3 (No Response.)

4 HUGH RUSSELL: Okay, thank you.

5 So, colleagues.

6 STEVEN WINTER: Yes.

7 HUGH RUSSELL: I set out an approach
8 an hour or so ago and we've heard a lot of
9 very thoughtful people in that time. What
10 should we do?

11 TOM SIENIEWICZ: Well, I really
12 appreciated the remarks and actually find
13 myself in this wonderful position where I
14 think there's broad sympathy, if not
15 concurrence from everybody sitting on this
16 side of the table behind these microphones
17 and everybody sitting over there. The extent
18 to which anybody kind of antagonism was
19 outlined, I don't feel it. I think that we

1 as a community have come together in a real
2 fantastic way here. But there are a bunch of
3 questions that need to be studied and need to
4 be addressed before we can responsibly draft
5 a piece of legislation which is not our role
6 after all. That happens at City Council. We
7 simply advise on issues of city planning and
8 issues of planning. So I have a number of
9 questions which I would like to perhaps
10 forward or pitch them into the public debate
11 and into the formal legislative debate which
12 relate to, I guess, questions that we're
13 supposed to be experts at which is cities and
14 city planning and physical space. So that's
15 one suggestion. Maybe as a Board we could,
16 you know, throw some questions out into the
17 debate that could be dealt with by the really
18 thoughtful people that are here and could be
19 pitched to the legislative bodies and

1 committees that are working in front of us.

2 H. THEODORE COHEN: Well, I concur
3 with what my colleagues have said, and I
4 probably concur with most everything that the
5 public has said. Certainly this is something
6 that I am enormously concerned about, but it
7 may be that I lack imagination and that I
8 don't know the right way to go about it and
9 what the right answers are or the right
10 solutions are right now and how we balance
11 the different concerns we have. One speaker
12 talked about, you know, higher density,
13 greater population, having more mass transit.
14 I think there are a lot factors that have to
15 be studied, and I don't feel competent at
16 this point to say that this is the correct
17 legislation that is going to solve all the
18 problems or even some of the problems. And
19 so I think I'm interested in what's going to

1 come out of the debate that the Mayor and the
2 City Council are having tomorrow, and the
3 follows up and the task forces that are going
4 to be constructed because I think there are
5 enormous questions that have to be answered,
6 and either I lack the imagination or I
7 certainly know I'm not scientifically
8 competent to answer it myself. And to know
9 that at this moment that this is the correct
10 legislation that we have, should have. I
11 look forward to the task force and the City
12 Council and the other governmental bodies
13 moving forward as quickly as possible. And
14 if it ends up being another Zoning Petition,
15 then it comes back to us and we will then
16 have the sufficient information to try to
17 determine whether, you know, it is the right
18 Ordinance or the right Zoning Ordinance or
19 whether it should be some other form of

1 legislation that the City adopts. But I
2 think I and everybody else on this side
3 probably agrees almost 100 percent with
4 everything that's been said tonight.

5 HUGH RUSSELL: It's kind of hard to
6 top those two comments.

7 STEVEN COHEN: I hesitate to say
8 anything, but perhaps a bit of a rejoined
9 journey I guess. I think we've heard
10 eloquently from a number of speakers. In
11 fact, greenhouse gasses present a problem,
12 and we've heard the passionate plea that
13 something needs to be done about it and that
14 we should do something about it. But I
15 didn't hear a clear or coherent explanation
16 as to how this particular petition would
17 actually, you know, have a positive,
18 measurable, significant impact in alleviating
19 the problem. We agree, all of us, that

1 there's an issue and a problem. But the
2 difficult question that is presented to us
3 today is whether this proposal will in fact
4 be effective in addressing that problem. And
5 frankly, again, as everybody has
6 acknowledged, we're not scientists. I'm not
7 a scientist. I don't understand all of the
8 issues well enough to speak with tremendous
9 confidence, but I mean the goal of this
10 petition is to mitigate the greenhouse gas
11 problem. But my understanding from the, you
12 know, wonderful memo that was prepared for us
13 and from other readings, is that the
14 likelihood of any of the buildings or any of
15 the taller buildings anyway, commercial
16 buildings that we'd like to address, the
17 likelihood that they would actually be Net
18 Zero in the sense, you know, that they will
19 produce more energy than they consume, well

1 that in and of itself is very unlikely. So
2 the key mechanism here to address the gap is
3 that the operators of the building either
4 purchase renewable energy on the grid or they
5 purchase RECs. Well, my understanding from
6 the memo, again, is that on the grid
7 renewable energy is not readily available to
8 large commercial users. So, you know, we're
9 then purchasing RECs. And I'm trying to
10 figure out, you know, how RECs work. Well,
11 you know, it's not clear, you know, how
12 they're going to be priced, who benefits from
13 them. It's not clear how whether a building
14 owner who purchases these RECs how that
15 actually benefits the residents of Cambridge
16 or how it actually addresses or alleviates or
17 mitigates the problem that we're trying to
18 address here. I mean, they're about market
19 factors in there. I mean, it's, it's just

1 not clear. And it really comes down, you
2 know, I think I think to the availability of
3 RECs and the cost of RECs. The availability
4 of renewable energy on the grid, the cost of
5 that energy. And ultimately I just, I guess
6 I'm a bit confused. I'm a little bit
7 skeptical. And I end up feeling that this
8 ends up being largely, if not primarily, a
9 symbolic statement, a symbolic political
10 statement, a moral statement, and it's good
11 to make, you know, such statements on
12 important subjects such as this. But in this
13 case making this statement seems to be
14 possibly imposing substantial costs on some
15 people, very few people actually, but a
16 substantial cost on those few people. It
17 seems to be imposing administrative burdens
18 on certain people, including this Planning
19 Board and other, you know, city agencies.

1 And while I cannot tell you what the
2 consequences ultimately of this proposal
3 would be, it seems clear that those
4 consequences are to a large extent, you know,
5 unknowable. Unknown and unknowable at this
6 point. So for all of these reasons,
7 certainly at the very least I agree with you,
8 Mr. Chair, that this should go to a committee
9 that brings in not only greater scientific
10 expertise, but economic expertise to do the
11 analysis here and to figure out what are we
12 really accomplishing or would we be
13 accomplishing here?

14 Now, if we had to build that was
15 talking about simply increasing the energy
16 efficiency of buildings, by all means. If we
17 want to require that buildings have
18 geothermal heat pumps in the future, great, I
19 can understand that. I mean, there are a lot

1 of specific things that we can do in the city
2 or make amendments to the Building Code or so
3 forth. But frankly, so much of this proposal
4 is tied into buying RECs or buying renewable
5 energy on the grid, that that's what really
6 creates the total unknown and unconquerable
7 to me. So maybe it's a lack of imagination,
8 but I think it's a lack of facts and the lack
9 of any variability to anticipate what those
10 issues will mean down the road.

11 So, long winded way of supporting your
12 suggestion that this go to a committee of
13 people who are much more representative of
14 the disciplines and expertise than we have
15 and that are necessary to really make some
16 sense out of this entire topic.

17 STEVEN WINTER: Just a brief
18 comment, Mr. Chair.

19 HUGH RUSSELL: This is not a debate

1 at this point.

2 STEVEN WINTER: Mr. Chair, I want to
3 mention -- and to my colleagues as well, that
4 there is so much good intentions in the room
5 right now and we have to remember that. That
6 when this issue comes up, we are filled with
7 good intention despite some elements of
8 negativity and doubt. But I think that's our
9 strongest value. And I think we really need
10 to be able to work with that. I think that
11 the idea that there needs to be a larger
12 dialogue with deeper content depth in the
13 participants is exactly where we need to go.
14 However, I also think that this Board can
15 continue to play a role that encourages the
16 outcomes of this inquiry to be as bold as we
17 can be always and to have the kind of reach
18 that we are used to having in Cambridge which
19 is to go beyond where people are and to

1 really say we're gonna go farther than that.
2 We are really going to do that. We know we
3 can do it.

4 And the other thing is, and I think we
5 need to continue to announce on this Board
6 in the process, not fear, but that we have a
7 resolve to make this work out. That our
8 resolve is very, very strong. And I think
9 that with that announcement needs to
10 recognize the strength of the comments from
11 our younger folks tonight that there is a
12 great strength there that we can tap into and
13 have work for us. So, yes, I concur with my
14 fellow Board members that we need to keep, we
15 need to keep on this issue but it needs to be
16 a larger dialogue.

17 PAMELA WINTERS: So I wanted to
18 agree with what my colleagues had to say and
19 I'm just curious as to when this task force

1 or committee will be starting.

2 Iram, I don't know if you know that.

3 And also I would -- my hope is that the
4 universities, the institutions, the business
5 community, consultants, and the staff will
6 all be involved similarly to the rezoning
7 petition that I participated in. I'm hoping
8 that will happen. But do you know when this
9 will be happening?

10 IRAM FAROOQ: So we received a
11 Council order on this topic just two weeks
12 ago and the Council would like to wait for --
13 had asked us to wait for this hearing as well
14 as the panel discussion that they have
15 tomorrow and the round table discussion that
16 they have so that we have a better sense of
17 what is the -- what's the direction that the
18 Planning Board and the City Council want us
19 to go in, and what -- we'll know a lot more

1 about some of the technical considerations
2 that come up. So that will help guide us in
3 framing who is going to be on the petition.
4 But definitely the City Council has guided us
5 in getting that set of people that you
6 mentioned. And in addition to that, also
7 making sure that there is the technical
8 expertise that other Board members have
9 alluded to to make sure it's a really
10 comprehensive picture guided by real
11 knowledge and thinking.

12 Thanks.

13 PAMELA WINTERS: Thank you.

14 HUGH RUSSELL: So I'm going to
15 follow up on Tom's suggestion. So, and this
16 is sort of my take on what we would like to
17 see. It's -- geothermal energy is really,
18 it's a heat bank strategy. Basically you
19 take excess heat in the summer, you put it

1 into the earth, and then you draw it out in
2 winter. Now there are other kinds of
3 geothermal, but around here that's basically
4 the way it works. So that's advantageous
5 because it doesn't put more heat into the
6 atmosphere in the summer, it puts it
7 underground, and then when you need it, you
8 withdraw it. And it's not without its
9 challenges as the City Hall Annex shows, but
10 it's -- a system has been functioning, it's
11 no longer functioning as well as it was, but
12 you know, we'll figure out why and we'll fix
13 it. And it seems like that is something that
14 say Harvard University is way ahead of the
15 rest of the city. That's pretty standard in
16 almost all of the Harvard buildings because
17 it makes so much economic sense and it's a
18 logical thing to do. So we would like people
19 to do that, it may be difficult to do on the

1 scale of very small buildings, but this
2 particular petition is aimed at large
3 buildings. It's expensive to draw wells here
4 because geothermal is apparently the most
5 economical way to build buildings in Texas
6 where they have a lot of drilling technology
7 and maybe better rock that's easier to drill
8 in. I'm not sure about that.

9 Another thing that occurs to me is that
10 using roofs to collect solar energy is just
11 like, again, another thing that makes
12 tremendous sense and it's what we can do in
13 the city on some roofs. I've looked at the
14 study for my house and there's a patch about
15 four feet square that I could put a solar
16 collector on, and -- because I'm in the
17 shadow of the Longfellow School. But so it
18 makes me, you know, but the Longfellow School
19 gets all of the sunlight. And yes, maybe a

1 collector would stick up and eliminate my
2 four foot square patch, but the old climate
3 protection plan which I was told was defunct
4 this week, talked about an urban forest
5 strategy. I don't think that idea is
6 defunct. You grow trees, sequester carbon on
7 the short term, they provide shade, they
8 invert, you know, change the microclimate and
9 we can do more on that. And there's an
10 opportunity, I think and I think that the
11 Connolly petition says that we've got an
12 opportunity with these very expensive biotech
13 buildings from every significant
14 improvements. Because the kind of a building
15 that costs hundreds and hundreds and hundreds
16 of dollars a square foot to build, a lot of
17 these changes that make them better users of
18 energy are insignificant in the overall cost.
19 And now -- but the greatest opportunity is

1 really -- in the city is the existing housing
2 stock that was built in, my house 130-odd
3 years ago, and has been upgraded a few times.
4 Like, for example, when they put in heat,
5 that would have been better I guess before,
6 right? Well, they had, I think they had coal
7 stoves for heating when the house was built.
8 But there's a -- if you try to get a sewer
9 permit in lots of parts of the Commonwealth
10 above the surface size, you have to do I&I.
11 And I&I stands for infiltration and --

12 CATHERINE PRESTON CONNOLLY: Inflow.

13 HUGH RUSSELL: -- inflow.

14 And what this says is that if you're
15 going to put more wastewater into the system,
16 you've got to get rid of extraneous water
17 that's leaking into the system that's equal
18 to twice what you're doing. So you could --
19 it might be better to think about instead of

1 purchasing renewable energy credits, saying
2 to Pfizer or whatever, well, gee, you're not
3 doing as well as you should, so fix up 100
4 houses and that will produce an effect here.
5 And, you know, what does that mean, fix up
6 100 houses? I mean, in the I&I program you
7 actually go into private and public property
8 and you, at the developer's expense, do that.
9 Maybe in a -- this kind of a program it's
10 more like a technical assistance program.
11 You know, it's a system that gets created.

12 Now those are sort of some of my ideas
13 that I would forward to the task force. Will
14 that accomplish the goals, just those four
15 ideas? I rather doubt it. Should they be
16 part of the system? Probably should be.

17 So. Tom, do you want to go back to
18 your list now?

19 TOM SIENIEWICZ: Yes, there have

1 been a lot of great ideas. Steve's got some
2 and you've articulated some wonderful ideas.
3 My questions, I think are some of the obvious
4 ones. You know, what's the present value of
5 the initiative? And what's the pay back time
6 in and that could be measured by some other
7 context. But if we say okay, you've got to
8 make the most efficient envelope you possibly
9 can, that might have a real deleterious
10 effect on the built in environment. For
11 instance, when buildings start rotate
12 themselves and they had advantageous solar
13 orientation which might be contrary to our
14 street grid and contrary to our historic
15 pattern of our neighborhoods, so (inaudible)
16 that you might end up with, you know, not a
17 great urban form for buildings that we're
18 emphasizing energy efficiency and Net Zero
19 over some of the other qualities that we hold

1 really dear here in Cambridge. So that's a
2 question I might have about that.

3 Your point about the urban forest also
4 led me to a question about well, okay, so
5 then what are your rights to sunlight across
6 your property? If you have to generate
7 energy to reach your Net Zero, are you going
8 to therefore ask the City to remove street
9 trees so that you would have sunlight so you
10 could take advantage of solar? And maybe an
11 absurd question, but it's the kind of
12 question that needs to be addressed and
13 thought through. Maybe not within the
14 context of the actual language of the
15 Connolly Petition, but through the
16 legislative processes.

17 Yes, so I have Pebble pride, too. So
18 I'm -- I think we should be leaders,
19 absolutely, on this issue. And I think we

1 can come up with some pretty amazing ideas in
2 a pretty intricate way in which to deal with
3 these issues. I will say that Steve's
4 question about whether Zoning is the right
5 forum, Zoning is a blunt instrument. Now
6 dealing with it in great deal of detail for
7 over 20 years here in the city, it describes
8 a pretty gross environment. I mean, it's
9 very hard to do things precisely, and maybe
10 it is another type of Ordinance or law or
11 regulation that actually should be governing
12 this rather than Zoning.

13 CATHERINE PRESTON CONNOLLY: I

14 think, I think that the thing that strikes me
15 most about this Ordinance is how it doesn't
16 or I don't see how it interacts with existing
17 regulation through, for instance, the stretch
18 energy code. And I think that those kinds of
19 interactions really need to be further

1 flushed out and those tools employed
2 alongside with and what has been laid out
3 here, I think there's some amount of this
4 that is probably best done through the State
5 Building Code and which we may be leaders in
6 advocating for and promoting just as we did
7 with energy, but that really adoption on a
8 much wider scale than just the city is
9 probably appropriate. There is some really
10 innovative thinking here about what to do to
11 get beyond that, and I applaud that
12 innovation. And I'm -- just because I'm not
13 there on how it works and how it would
14 interact with other city departments and how
15 we as a Board would assess whether or not
16 criteria had been adequately made, I mean in
17 some respects going from a -- a binary system
18 of you either maximized it or you didn't to a
19 you strove to maximize your energy efficiency

1 or you didn't, puts a lot more discretion on
2 the Planning Board and leaves it a lot more
3 open to what do we think is enough. I think
4 we need a lot more guidance on that. It is
5 not clear to me what's enough. I don't have
6 the technical expertise of building systems
7 to know what's enough. And while I think we
8 can certainly rely a lot on city staff for
9 that input, you know, I don't know whether or
10 not that ongoing capacity for continually
11 updating and evaluating those things are
12 there yet. And I think the City Council, in
13 considering how we build the capacity as a
14 city to evaluate that, needs to be discussed.
15 I think that, you know, if we're going to
16 actually make that kind of discretionary
17 evaluation, we do need to have the either
18 in-house expertise or an on-call engineer or
19 someone who can advise us on it, because I

1 personally don't feel equipped to make that
2 kind of discretionary judgment on where we
3 go -- which is why I gravitate to the stretch
4 energy code because I think a building
5 inspector anywhere in the state can tell me
6 did you meet it or did you not? And when we
7 get into the more discretionary aspects, just
8 like we did with traffic and it was an
9 excellent point that folks brought up, you
10 know, that's a place where the Planning Board
11 has long relied on the expert advice and the
12 assistance of traffic engineers initially
13 with an on-call engineer who provided
14 analysis for us, and, you know, over time the
15 City has built that in-house expertise. You
16 know, those are the kinds of things that we
17 need to be considering as we look to do this
18 and essentially give a lay board the
19 discretion to evaluate a very technical

1 subject.

2 HUGH RUSSELL: So I'm very pleased
3 you brought up the traffic analogy because I
4 think that's right on. I was speaking with
5 Iram earlier about this, and it's like now
6 when there's a traffic question, we have
7 in-house people who are smart. We have
8 experience -- some of which the experience
9 that you gathered and did in one section of
10 that management, and that you really need to
11 be that smart about all the aspects that need
12 to -- I'm getting stuck on my prepositions
13 here. But all the aspects of energy
14 management relating to climate change and
15 then the dire consequences for the city. And
16 so I agree with that.

17 TOM SIENIEWICZ: I just have one
18 other question that must have come up in the
19 deliberations already. I mean, which is not

1 many people that show incrementalism, do you
2 put this in over time? I know that every
3 major architectural firm, many of which
4 appear before this Board have signed up for
5 something called the 2030 challenge which is
6 a promise to make all of their buildings Net
7 Zero by 2030. They're supposed to be 60
8 percent on the way already. I wonder if that
9 isn't a model that we might consider. In
10 environmentalism sometimes if you have to
11 pump down the road because technology doesn't
12 exist fully or the doesn't exist at the
13 moment. 2030 is not that far away. There is
14 absolute urgency about the issue, but maybe
15 that's a model, an increment in these huge
16 problems that you deal with them
17 incrementally.

18 HUGH RUSSELL: I would remind us
19 that we took a tiny step in the building on

1 Mass. Avenue where we looked at the glass
2 curtain wall and said -- at which faces
3 north, and said no -- now their response
4 wasn't dramatic, but it went from 100 percent
5 glass to about 80 percent glass, and I don't
6 know what's behind the spandrel, but maybe
7 there will be insulation behind the spandrel
8 portions. I would certainly hope so.

9 So are we ready now to ask the staff to
10 make a recommendation, write up a
11 recommendation based on our discussion? The
12 gist of which is we believe the task force
13 process is needed to address the -- these
14 matters. We don't know if there are interim
15 measures that could be taken all that courses
16 during the work that might be either
17 administrative or regulatory. And we can, we
18 can change the information we ask people to
19 think about when they come before us and --

1 I'm sorry, I'm progressing.

2 And then we've had, we responded to the
3 imagination challenge, I think, by
4 demonstrating as (inaudible) said that we're
5 really not good at this. And I thought that
6 was one of the most accurate pieces of
7 characterizations of the Planning Board, yes,
8 we are not, you know, climate scientists or
9 energy experts.

10 So I -- that would be the subject of
11 the motion to not recommend adoption as
12 submitted. To recommend that a task force
13 process be engaged to get something that can
14 be adopted, and that hopefully our
15 suggestions and comments --

16 H. THEODORE COHEN: I concur with
17 that and though I would suggest as part of
18 our recommendation is that the task force and
19 the City Council or whatever entity is taking

1 raise our level of understanding on this
2 issue. We'll take a short break and go on to
3 the rest of our agenda.

4 (A short recess was taken.)

5 * * * * *

6 HUGH RUSSELL: We're going to get
7 started again. The next item on our agenda
8 is a hearing on the Major Amendment Planning
9 Board case 85, One Education Street.

10 It appears Mr. McKinnon is here to
11 explain it to us.

12 RICHARD McKINNON: I don't suppose I
13 could ask for equal time?

14 Good evening, Mr. Chairman, members of
15 the Board. I'm here on behalf of EF tonight
16 to -- this is the first building, the
17 existing EF building, to ask that that
18 building be granted the right to have
19 educational uses in there as well as office

1 uses.

2 With me, Emma Rothfeld who has done the
3 work that you received through DLA Piper;
4 Martha Doyle the President of EF; and then
5 Shawna Sullivan who is the new director of
6 public information. She's the one that's got
7 us doing things like having 5,000 people on
8 the ferris wheel two weeks ago out at Point
9 Park. And we had 2,000 people at our movie
10 nights on the park. And we're doing a lot of
11 good things. It's been a nice period for EF.

12 As you know, EF has a second building
13 that's under construction at North Point.
14 When EF decided to -- that it just had to
15 expand and have a North American
16 headquarters, it was courted pretty heavily
17 by Chicago, Denver, and Miami. And happily
18 for us they decided to stay in Cambridge.
19 And between the two buildings it's a major

1 commitment. They've got three hundred --
2 will have 386,000 square foot campus. And
3 considering when Mr. Russell and I first
4 encountered them, they were a tenant at One
5 Memorial Drive on half of a floor, so they've
6 come quite a way in Cambridge. They've been
7 a great company.

8 The second building has already been
9 granted by the Planning Board, the right to
10 have both educational uses and office uses.
11 And tonight we're basically asking for the
12 same thing for the original building. We're
13 not exactly sure exactly how those uses will
14 be split between the two buildings, but what
15 we have -- we do now is that we're here for
16 the very long haul and we've got a lot of
17 space and it will help us tremendously to
18 have flexibility as to how we manage those
19 uses between building 1 and building 2.

1 And flexibility we need. We've already
2 had to hire 100 people for the new building
3 even though it's not going to be ready until
4 next spring. So they're scattered around
5 across campus, different campuses elsewhere.
6 We, we -- it appears it's going to be hiring
7 600 to 1,000 new employees that we hire when
8 we're in front of -- yeah, it's very good
9 news.

10 So I what I'd like to also mention to
11 the Board is that we're not asking obviously
12 for any additional square footage, any
13 additional parking spaces. And all of the
14 requirements that exist under each of the
15 Special Permits will continue to exist, and
16 we will continue to be obligated to follow
17 all of the conditions of the TDMs and the
18 PTDMs which were updated in 2011 and applied
19 in fact to both buildings. So that's a quick

1 summary of what the request is and why.

2 HUGH RUSSELL: Okay, thank you.

3 Question for staff. Is it absolutely
4 clear that we have to do this by Major
5 Amendment rather than Minor Amendment?

6 JEFF ROBERTS: Just give me one
7 second to get to the right page. As I tend
8 to do, I'll refer back to what the text of
9 the Ordinance says. So we're looking at an
10 amendment to the PUD final development plan,
11 just what's being requested, and amendments
12 of the final development plan shall be
13 considered major or minor. Minor Amendments
14 authorized by written approval of the
15 Planning Board, and Major Amendments
16 considered as an original application for a
17 Special Permit. We just went through that
18 earlier tonight. So it requires two public
19 hearings, and for the Planning Board to issue

1 a Special Permit or authorize a Major
2 Amendment.

3 The Planning Board shall decided
4 whether proposed changes are major or minor.
5 And I'll skip down where it describes major.
6 Well, actually it says minor. Minor
7 Amendments are changes which do not alter the
8 concept of the PUD in terms of density, floor
9 area ratio, land usage, height, provision of
10 open space, or the physical relationship of
11 elements to the development. Minor Amendment
12 shall include, but not be limited to, small
13 changes of location of buildings, open space
14 or parking or realignment of minor streets.

15 And then Major Amendments represent
16 substantial deviations from the PUD concept
17 approved by the Planning Board. Major
18 Amendments shall include, but not be limited
19 to large changes in floor space, mix of uses,

1 density, lot coverage, height, setbacks, lot
2 sizes, open space, changes in location of
3 buildings, open space and parking, or changes
4 in the circulation system.

5 So, in this case what's being requested
6 is the authorization of a change in the mix
7 of uses and it's typically, you know, it can
8 be a bit of a grey area to what level of or
9 type of use change could be considered major
10 or minor. It's been our practice to advise
11 that any, any change in the permitted uses to
12 a substantial extent, which in this case
13 would be, you know, would pretty much go
14 throughout the entire building, is treated as
15 a Major Amendment. And it's -- and often
16 that's what's asked for by the proponent as a
17 way to make sure that all legal questions are
18 completely resolved.

19 We've had past cases where I'm actually

1 thinking of -- the -- we just issued a Minor
2 Amendment on the 245 First Street. The prior
3 amendment on that, which was 2003, which I
4 looked out, was an authorization to convert a
5 general office use to a technical office use.
6 So it's a similar -- in some ways can be
7 viewed as a sort of a subtle change in use,
8 but it's still something that was treated as
9 a Major Amendment in order to make sure that
10 the building owner, the user wasn't in
11 violation of any issued Special Permit.

12 HUGH RUSSELL: Okay. It seems
13 strange that the building is approved for
14 Education First cannot do education as a
15 matter of right.

16 RICHARD McKINNON: They did not have
17 a very smart developing consultant at the
18 time.

19 HUGH RUSSELL: All right. So now

1 let's proceed then under the assumption that
2 we have to make a preliminary determination
3 tonight and decide if there are any
4 conditions that have to be opposed.

5 So the first step would be to ask does
6 anyone wish to speak on this matter?

7 (No Response.)

8 HUGH RUSSELL: I see no one who
9 wishes to speak on this matter.

10 Is there any information we need in
11 making our preliminary determination? Is
12 there anything more that we want to know?

13 H. THEODORE COHEN: I have a couple
14 of questions.

15 Just, is it anticipated that the
16 educational use and the office use would be
17 simultaneous or would be one during the day
18 and one during the evenings?

19 RICHARD McKINNON: There will be

1 times when they will be simultaneous I'm
2 sure. One of the things that EF did was they
3 bought the old Arthur D. Little Business
4 School. It's now the International School of
5 Business so that goes on at the same time as
6 office uses go on.

7 H. THEODORE COHEN: And parking, we
8 have to refresh my memory as to where the
9 parking is.

10 RICHARD McKINNON: The parking is
11 within each of the buildings.

12 H. THEODORE COHEN: Within each of
13 the buildings?

14 RICHARD McKINNON: Right. And it's
15 fairly limited parking. It's 136 for this
16 building, which is a building of about
17 158,000 square feet. The SOV numbers on this
18 building have been tremendous. EF just
19 happens to have a tremendous number of

1 workers that simply don't use cars. They
2 come by bike and they come by public
3 transportation. So, but we're not, we're
4 keeping the exact same parking that we have.

5 H. THEODORE COHEN: I understand
6 that.

7 TOM SIENIEWICZ: If I remember
8 correctly, educational use, and just checked
9 with my colleague here, this corner of the
10 Ordinance here, educational uses have less
11 smaller requirement for parking, are
12 considered less intensive. I guess that's
13 the question for the proponents.

14 RICHARD McKINNON: That's right.
15 And that's the opinion of the Department of
16 Traffic and Parking as well. And one member
17 that knows a lot about this.

18 CATHERINE PRESTON CONNOLLY: Yes.

19 HUGH RUSSELL: And as I understand

1 it, the request is to allow educational and
2 office use, and the other miscellaneous uses
3 that are already in the thing without any
4 limit or proportion.

5 STEVEN WINTER: Mr. Chair, if we --
6 is it necessary then for us to understand the
7 projected percentage of classroom use in that
8 mix? Or do we simply provide permission to
9 do either to the extent which the proponent
10 wishes?

11 HUGH RUSSELL: If we thought there
12 was significantly different impacts between
13 the two kinds of uses, we might go there, but
14 it seems to me that probably the impacts are
15 quite similar. There might be some time of
16 day impacts that are a little different. It
17 might be, you know -- but in the context of
18 150,000 square foot building, you know, is at
19 the point that EF gets acquired by MIT and

1 they turn it into a 10,000 classrooms, that
2 might be change. I just don't think that's
3 the eventuality is likely. It may be the
4 reverse acquisition.

5 STEVEN WINTER: Okay.

6 TOM SIENIEWICZ: So it seems to me
7 at least following the logic of the parking
8 thought in the Ordinance that the educational
9 use is less intensive than what they've got
10 on the site today. That notwithstanding,
11 through questioning, we learned that
12 educational use may extend the hours of
13 operation within the EF facet as compared to
14 what exists today because there might be
15 night school, right? The business school or
16 you want the possibility to have classes at
17 night or not? Maybe you could.

18 MARTHA DOYLE: I'm Martha Doyle,
19 Chief Administrative Officer of EF. Because

1 we're an international company our hours
2 actually are longer anyway than the school
3 hours, because we're servicing every country
4 in the world. So we're already there kind of
5 a lot. And our students actually are there
6 less.

7 Another point on the driving and
8 parking and so forth, the majority of our
9 students are international students and so
10 they're here from other countries and they
11 don't have cars. I mean, they usually rent
12 spaces in Cambridge and they all walk, bike.
13 They don't bother buying cars when they're
14 here as students. So it's actually quite a
15 reduced impact. And we do a lot of one on
16 one education, too, so it's also not your
17 standard, you know, it's not like a high
18 school. Our average age is 29 for the
19 business school. And we have some adult

1 education programs, and that average age is
2 around 50. So it's a little bit different
3 than the school.

4 HUGH RUSSELL: So I would like to
5 actually ask that because a final small study
6 be done to look at the automobile utilization
7 in the garage and the provision for bicycle
8 parking and see if in conjunction with this
9 change it might be prudent to change, to
10 enhance the amount of bicycle parking because
11 our own thinking on the subject has changed a
12 lot since the first permit was given, and I
13 believe we're hearing testimony that there
14 might be -- it might make sense to shift
15 space and that might be a way for us to, you
16 know, if you say oh, we want to convert, you
17 know, 10 car spaces to 70 bicycle spaces, we
18 could in the context of this permit
19 accomplish that thing.

1 MARTHA DOYLE: Well, I just -- I'm
2 sorry, I just wanted to give one piece of
3 information in our PTDM. Our PTDM was done
4 for both buildings together for this exact
5 reason so that we could sort of study the
6 impact of both buildings as one unit almost.
7 And so one of the things we promised to do
8 was to purchase 20 bicycles that could be
9 loaned to students that are housed, and
10 they're actually housed in the new building
11 but they could be used by the current
12 building or the new building. And so that's
13 just one piece of this puzzle. We looked at
14 bikes for both, for both buildings kind of
15 together if that's helpful.

16 HUGH RUSSELL: So, in the context of
17 the answer that might be a perfectly good
18 answer in saying we've actually considered
19 this question and for the second building --

1 I just think it's, you know, I like to know
2 that.

3 H. THEODORE COHEN: In a similar
4 context, do both buildings have retail uses
5 in them?

6 RICHARD McKINNON: There is a
7 provision for retail uses and we expect both
8 will. In the existing buildings is now a
9 restaurant which is going to expand greatly
10 and be right on the ground floor with outdoor
11 seating as you may recall in the new
12 building. We'll be having a health club as
13 well as salon on the first floor of the
14 existing EF building. So each building has
15 ancillary retail. We might also actually
16 retain a small restaurant cafeteria on the
17 ground floor of the existing building. So
18 each of the buildings has set aside for
19 retail. One of them is 14,000 square feet,

1 the new one. And I think the existing one is
2 8,000 square feet, Mr. Chair.

3 H. THEODORE COHEN: And will the
4 educational use impact on the retail use at
5 all?

6 RICHARD McKINNON: No, no. We
7 expect to continue having them. And right
8 now it's a pretty small component, but as I
9 said, you know --

10 H. THEODORE COHEN: I'm waiting for
11 the restaurant in the new building. I walk
12 by it all the time and say it's going to be
13 there. I'm waiting for it.

14 RICHARD McKINNON: Yes, yes, I know.
15 I know. Very much so. So no, no, the
16 restaurant -- it's moving, there are no if's
17 and's or but's about that. But we're just
18 not quite sure how it's going to be used by
19 people in the exist building. It's going to

1 take a little bit to run the two buildings
2 together I think for us to get a better
3 handle. And I'm sure ten years from now it
4 will be quite different, just as everything
5 has been from EF as they've grown in
6 Cambridge.

7 STEVEN WINTER: Just one comment if
8 I could, Mr. Chair.

9 I just -- I'd like to remind the Board
10 that this, the proponent added elements of
11 pedestrian permeability to the new building,
12 and I think that shows they're really good
13 neighbors and value the walkability of that
14 part of town. So I just wanted to make sure
15 that we all remembered that the proponent had
16 done that. Added pedestrian permeability to
17 the newer building.

18 H. THEODORE COHEN: Will the
19 students be skateboarders, too?

1 RICHARD McKINNON: I'm hoping. I
2 will be. Yeah, well, as you know, we worked
3 very closely with DCR, with Kara Seiderman
4 and folks here at CDD and the skate park
5 people to really have a tremendous sense of
6 getting around out there by bike and by
7 walking. It was a big, big part of the
8 challenge out here to do that and to do it
9 right. In fact, we just recently got
10 sign-off on everything from the City of
11 Cambridge on all of the final specs for the
12 bicycle paths, etcetera.

13 H. THEODORE COHEN: Just one last
14 comment. As I've been going out to that area
15 all spring and summer long and I take people
16 from all over the area and from out of town,
17 and I think it's wonderful and incredibly
18 underused and under discovered.

19 RICHARD McKINNON: It's amazing.

1 H. THEODORE COHEN: And I think
2 bringing in students will do nothing about
3 enliven the area and make it a more popular
4 area.

5 RICHARD MCKINNON: Well, we hope so.
6 I mean, I'm right next-door and it's amazing
7 to look out at such a big park and so few
8 people in it so often. I mean, it's really
9 been one of the reasons why Martha and Shawna
10 have just brainstormed on ways to like -- the
11 ferris wheel was great. It was a lot of fun.
12 But 5,000 people that probably didn't know
13 much about that park sure as hell learned a
14 lot about it in two days last week getting
15 down there. And the same thing with the
16 several thousand people that came to the
17 movies.

18 HUGH RUSSELL: Okay, let's do it.
19 The application which covers various

1 criteria for approval of and most of the
2 comments about the criteria is there's no
3 change, and so I think we would make a
4 preliminary determination to approve this and
5 refer to the findings that have been
6 suggested. You can rely on those findings.

7 STEVEN WINTER: So moved Mr. Chair.

8 STEVEN COHEN: Second.

9 HUGH RUSSELL: Okay. On the motion?

10 (Raising hands.)

11 HUGH RUSSELL: All members voting in
12 favor.

13 RICHARD McKINNON: Thanks very much.
14 And just procedurally it says that we'll be
15 back on the 22nd. Liza had asked us actually
16 to push ahead so that you could do the
17 medical marijuana hearing. So I don't think
18 we're coming back. Is it the 29th, Liza, for
19 the second hearing?

1 LIZA PADEN: You're on for the 29th
2 at 344 Broadway and I'm sending out new
3 notices and mailings and newspaper notice.

4 RICHARD McKINNON: Great. And we
5 changed the signs, too.

6 Thank you.

7 HUGH RUSSELL: Great.

8 The last item on our agenda is the
9 Walker Petition. And this is an unusual
10 matter because the Walker Petition is a
11 re-file Phillips Petition. I understand that
12 the City Council is not going to take action
13 on it. They have not scheduled a required
14 hearing. So the suggestion is that we open
15 the hearing and then close the hearing.

16 Mr. Teague is representing the
17 petitioner.

18 CHARLES TEAGUE: So we're going to
19 open the hearing and close the hearing?

1 HUGH RUSSELL: I'm opening it. You
2 say what you'd like to say and then we can
3 move on.

4 CHARLES TEAGUE: Well, I'd like to
5 close the hearing.

6 HUGH RUSSELL: I'm going to coach
7 you a little bit.

8 CHARLES TEAGUE: Okay, please.

9 HUGH RUSSELL: I think what we said
10 in our recommendation that we said up here at
11 the table was there's one important matter in
12 this petition which deals with the setback
13 from buildings to the Linear Park. And
14 because of the way in which the side and rear
15 yards are determined in the city, it's
16 possible to have a building that would be too
17 close to the park. And so I think we're in
18 an agreement that that's something that needs
19 to be fixed. Because of the Council action

1 this isn't the right vehicle to do it, but
2 maybe there will be another petition that
3 would simply fix that, establish a minimum
4 setback. Charles, you said 25 and I don't
5 remember what we said.

6 CHARLES TEAGUE: It was 25, yes.

7 HUGH RUSSELL: 25 isn't -- that's
8 only the other side of this room. For a
9 small parcel it may make sense, but for a
10 larger parcel, it probably doesn't make
11 sense.

12 But anyway, okay.

13 CHARLES TEAGUE: There was also -- I
14 was also looking through this, and at the
15 very end of it, it was something I always
16 thought was a typo in the Zoning Ordinance
17 which is in Section 19.46 areas of special
18 planning concern. Special District 2 always
19 seemed that it should have been in there when

1 I cross-referenced it through the rest of the
2 Zoning Ordinance, and that's one other thing
3 to consider as a minor, as a minor
4 correction, you know. If we're putting in
5 changes. But other than that, that's what I
6 have to say.

7 HUGH RUSSELL: I'm wondering if we
8 should file the setback petition.

9 STEVEN WINTER: Should we ask for a
10 recommendation from staff?

11 HUGH RUSSELL: If we're agreed that
12 that's a good idea. I mean, if we file it,
13 it's just simpler. It doesn't -- then people
14 can come and address it.

15 STEVEN WINTER: Just so I'm not
16 being misunderstood, by recommendation from
17 staff I would mean for them to look at
18 research and analyze the question and then
19 respond to us.

1 HUGH RUSSELL: Exactly.

2 STEVEN WINTER: Okay.

3 HUGH RUSSELL: I mean I think given
4 the legislative calendar for the year it's
5 not something we would do until the beginning
6 of next year because it can't be acted upon
7 this year. So we -- okay.

8 So does anyone else wish to be heard on
9 the Walker Petition tonight?

10 (No Response.)

11 HUGH RUSSELL: Okay. So we'll close
12 the hearing and we'll -- and if we want to
13 send a report to the City Council, it would
14 be to say what we just said that we'd like
15 staff to consider the question of filing the
16 Planning Board petition that would address
17 the one or two issues.

18 STEVEN WINTER: I think we need to
19 inform them, Mr. Chair, yes.

1

HUGH RUSSELL: Okay.

2

All right. Then if there's no more

3

business before us, we're adjourned.

4

(Whereupon, at 10:00 p.m., the

5

Planning Board Adjourned.)

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ATTACH TO PLANNING BOARD

DATE: 10/0113

REP: CAZ

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BRISTOL, SS.**

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this matter.

I further certify that the testimony
hereinbefore set forth is a true and accurate
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IN WITNESS WHEREOF, I have hereunto set
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Catherine L. Zelinski
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