



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## **AGENDA AMENDED**

**Tuesday, December 1, 2015 at 7:00 p.m.**

**Second Floor Meeting Room, 344 Broadway, Cambridge, Massachusetts**

### **General Business**

Update from the Community Development Department

Adoption of Meeting Transcript(s)

PB#141, Cambridge Research Park, request for a determination of the Steinbones trailer as a Fast Order Food Establishment as appropriate pursuant to Section 13.42.5.

**PB#302 & 303, NoMa & SoMa, Request to extend the date for the public hearing process and filing the final decisions.**

### **Public Hearings**

**7:00 p.m.** PB #305, 240 Green Street, Special Permit application by the Cambridge Housing Authority to revitalize the existing residential building. The requested special permit is to approve a maximum Floor Area Ratio exceeding 2.0 but not exceeding 3.0 in the Residence C-3 zoning district and Central Square Overlay District pursuant to Section 20.304.3.2. The application seeks to increase the FAR from 2.79 to 2.88 throughout the building to create additional laundry facilities, community spaces and patio space. The applicant also requests a waiver of the Planning Board application fee.

**8:00 p.m.** PB #306, 136-138 Cushing Street, Special Permit application by Duncan MacArthur to construct two single family homes on a corner lot in Residence B district at 136-138 Cushing Street pursuant to Section 5.53, paragraph 2. The special permit would allow more than one structure containing a principal residence farther than 75 feet from the street line. The applicant is also requesting Board of Zoning Appeal dimensional relief for gross floor area.

### **General Business**

Board of Zoning Appeal Cases

8744 – 2015 – 32 Mill Street, Variance to construction additions and alterations in the front yard setbacks, distance between buildings and enlargement of a nonconforming building.

8772 – 2015 – 345 Vassar Street, Variance to construction in the setbacks, increase the volume and add a new entry. Special Permit to install windows.

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

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