



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

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NOTICE OF DECISION

Case No.: PB #103
Premises: 199-201 Alewife Brook Parkway
Zoning District: Business C/Parkway Overlay District
Owner: REM Realty Trust, Robert E. Marlow, Trustee, 24
Woburn Street, Medford, MA 02155
Application Date: March 19, 1993
Date of Public Hearing: April 20, 1993
Petition: Increase the number of Parking Spaces and relief from
the setback and landscaping requirements of the Parkway
Overlay District of Section 11.63.7; variances from the
dimensional requirements, Section 6.42 and the
screening and landscaping of parking lots, Section 6.47
and 6.48.

Date of Planning Board Decision: June 29, 1993

Date of filing the Decision: *July 15, 1993*

Decision (summary): Granted with conditions and modifications

Appeals, if any, shall be made pursuant to Section 17 of
Massachusetts General Laws Chapter 40A, and shall be filed within
twenty (20) days after the date of filing of the above referenced
decision with the City Clerk.

Copies of the complete decision and final plans, if applicable,
are on file with the office of Community Development and the City
Clerk.

Authorized Representative to the Planning Board

Date

Elizabeth J. Manafort

7/15/93

the relief.

4. Revised parking layout plan entitled "Substitute Parking Plan", Zecher Associates, dated May 11, 1993.
5. Letter to P. Dietrich from S. Zecher, dated May 4, 1993, responding to comments made at previous Planning Board meeting.
6. Compilation of building permits issued for 199 Alewife Brook Parkway, dated June 3, 1993.
7. "History of Sign Regulations Affecting 199-201 Alewife Brook Parkway", dated June 29, 1993.

Public Hearing

On April 20, 1993, Steve Zecher, architect, 42 Fayette Street, and Robert Marlow, 201 Alewife Brook Parkway, applicant, presented the proposal prompted by the MDC land takings, road widening, and tree plantings. Waivers from the Overlay district landscaping and setback requirements and Article 6.000 dimensional and landscaping requirements were sought to permit the installation of a parking facility for 40+ cars. There was also considerable discussion regarding the previous Board of Zoning Appeal case for this site, which permitted the location of a Dunkin Donut franchise and established the parking and landscaping layout from which the applicant is requesting a waiver.

There was discussion regarding the granting of relief and how it would serve Section 11.60 goals. The applicant felt that since the MDC is providing a unified corridor of trees, an additional 25 feet of planting on this lot would detract from that plan. It was his position that the principal concern is the large demand for parking in this area at the same time that the current parking inventory is being reduced by MDC action. It was his contention that more trees would only block the view of the buildings, collect trash and be difficult to maintain. The existing signs on the site were discussed; the issue was raised as to whether some reduction in those signs should be a condition of the granting of the permit.

There were no questions, statements of support, or statements of opposition from the public.

Findings

1. The MDC reconstruction and rehabilitation of Alewife Brook Parkway will restore the roadway's intended parkway aspect. It will, however, result in a reduction in the green area directly in front of 199 Alewife Brook Parkway due to

required by Section 11.60, the Parkway Overlay District.

2. The parking lot shall be arranged with the access aisle parallel to the building and parking spaces perpendicular to it. The parking lot boundary with the landscaped front yard shall be curbed to prevent intrusion of vehicles into the landscaped front yard.

Voting to GRANT the Permit were: V. Mathias, H. Salemme, A. Cohn, H. Russell, C. Mieth and A. Callaghan, being at least two thirds the membership of the Board.

For the Planning Board,

Carolyn Mieth, Vice Chair

A copy of this decision shall be filed with the Office of the City Clerk. Appeals if any shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws and shall be filed within twenty (20) days of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the decision filed with the Office of the City Clerk on 7/15/93, by Elizabeth J. Malenfant authorized representative of the Cambridge Planning Board. All plans referenced in the decision have likewise been filed with the City Clerk on such date.

Twenty (20) days have elapsed since the filing of this decision. No Appeal has been filed.

City Clerk, City of Cambridge

Date