



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

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CAMBRIDGE MA.

MINOR AMENDMENT

Case No. PB-17

Premises: John Graves Landing, Lechmere Canal at O'Brien Highway

Zoning District: PUD-4/BA

Petitioner: Unihab/Cambridge, Inc.

Date of Decision: November 10, 1981

Last Previous Minor Amendment: September 17, 1985

Date of Minor Amendment: March 4, 1986

Documents Submitted:

1. Letter to Arthur Parris from David Greenhalgh dated February 24, 1986 outlining the requests for extension.
2. Letter to Lester Barber from David Greenhalgh dated March 4, 1986 indicating a need for extension of date of commencement of Phase II.

Discussion Mr. Klipfel indicated that in addition to cost problems outlined in the above referenced letter the City has still not conveyed title to the Citgo property.

In discussions the Board recommended an extension of 90 days (Mr. Klipfel expected that construction would start within 45 days) and a Phase II commencement no later than January 1, 1988.

Decision The Planning Board GRANTS the Minor Amendment to the Final Development plan as requested. The Planning Board finds that the said amendments are in conformance with the intent of the original permit and are justified due to continued delay in the conveyance of City owned land.

Initial construction shall begin no later than June 10, 1986 and the construction of Phase II shall commence no later than January 1, 1988.

Respectfully submitted for the
Planning Board


Arthur Parris,
Chairman

ATTEST: I, _____, duly authorized representative of _____, have read this decision prior to action by the Planning Board and hereby agree to the foregoing conditions as approved by the Planning Board. (PUD only)

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 after the date 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 March 18, 1976 by Antonia Rabin, authorized representative of the Cambridge Planning Board. All plans referred to 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.

Date _____
City Clerk, City of Cambridge

unihab

24 February 1986

Mr. Arthur C. Parris, Chairman
City of Cambridge Planning Board
City Hall Annex
57 Inman Street
Cambridge, MA 02139

Re: Request for Extension of P.U.D. at Graves' Landing
Case # PB-17

Dear Mr. Parris:

We are now completing the working drawings and specifications for the first phase of our housing project at Graves' Landing. We are somewhat behind schedule because of some unforeseen construction cost problems that came to light after a final comprehensive estimate done last month by our Construction Manager. The final documents will be ready for a four week bidding period beginning March 4.

Because of this delay we hereby request a sixty (60) day extension to our P.U.D. application which is about to expire on March 10. We would be pleased to discuss this situation with you at your next regularly scheduled board meeting on March 4. At that meeting we will have copies of the final bid documents available for your inspection.

Sincerely,


David Greenhalgh

c.c. James Campbell
Russell V.V. Bradley, Esq.

ref:pud-ext

unihab

4 March 1986

Mr. Les Barber
City of Cambridge Planning Board
City Hall Annex
57 Inman Street
Cambridge, MA 02139

Re: Request for Extension of P.U.D. at Graves Landing
Case #PB-17

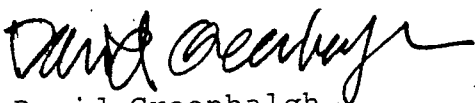
Dear Les:

Please find attached a draft of the last certificate we'll need the Board to sign (until Phase II). There are still a few blanks that Russ Bradley, our attorney, will be completing. We'll forward a final copy to you in the near future so that it can be dated near the closing of the Citgo Parcel, which we expect to happen within this month.

Also, at tonight's Planning Board meeting we'll be requesting both a 60 day extension for commencing Phase I construction (to May 10, 1986), and also the specification of January 1, 1987 as the deadline for our beginning construction of Phase II.

If you have any questions about these matters, please contact me. Otherwise, Arthur and I look forward to appearing before the Board this evening.

Sincerely,



David Greenhalgh
Project Manager

c.c. Arthur Klipfel
Jeffrey Baron
James Campbell
Russell V.V. Bradley, Jr., Esq.

ref: req-pud

NOTICE AND CERTIFICATE OF
PLANNING BOARD DECISION

The undersigned Planning Board of the City of Cambridge, acting by and through its chairman, hereby gives notice and certifies as follows:

1. The SPECIAL PERMIT FOR PLANNED UNIT DEVELOPMENT (date of original Cambridge Planning Board Decision November 10, 1981) recorded with Middlesex South Registry of Deeds in Book 14527, Page 336 and filed for registration with Middlesex South Registry District of the Land Court as Document No. 619504, as affected by a Notice of Planning Board Decision dated May 31, 1985, recorded with said Deeds in Book 16300, Page 151, and filed with said Registry District as Document No. _____, and as further affected by a Notice of Planning Board Decision Amending Special Permit dated December 29, 1985, recorded with said Deeds as Instrument No. 656 of January 24, 1986 (Book _____, Page _____) and filed with said Registry District as Document No. 698936 (as so affected and amended, the "SPECIAL PERMIT") granting to Unihab/Cambridge, Inc. (now known as Unihab, Inc.) a special permit to construct the Graves Landing Condominium project (now known as the Edgewater House Condominium project) was duly and validly issued, is valid and in full force and effect on the date hereof and will remain valid and in full force and effect in accordance with its terms until _____, 1986.

2. The effectiveness SPECIAL PERMIT has been duly and properly extended pursuant to Section 12.41 of the Cambridge Zoning Ordinance by actions of this Board taken on November 9, 1982, October 18, 1983, October 12, 1984, September 17, 1985, and _____, 1986, respectively, upon findings of good cause because of delays in certain public actions essential to the project including, among others, delays in eminent domain takings by the Massachusetts Department of Public Works for the widenings of Monseigneur O'Brien Highway and Commercial Street and delays in the design and construction of Lechmere Canal Park by the City of Cambridge and the Metropolitan District Commission in areas adjacent to the project.

3. The SPECIAL PERMIT affects and applies to the following parcels of land all as shown on Plan 1516 of 1980 (Book 14151, Page 120) (the "Land Acquisition Plan" which was re-recorded as Plan 1417 of 1984 (Book 14497, Page 512)).

Registered Land

- a. Lot 1 as shown on Land Court Plan 17498-C (also shown as Parcel "2C" on the Land Acquisition Plan).

- b. Lot C as shown on Land Court Plan 17498-B (also shown as "Lot C" on the Land Acquisition Plan).
- c. Lot A-2 as shown on Land Court Plan 17498-C (also shown as Parcel "1A" on the Land Acquisition Plan).

Unregistered Land

- a. Parcel "2B" on the Land Acquisition Plan (Deed at Book 14527, Page 331).
- b. Parcel "7C" on the Land Acquisition Plan (Deed at Book _____, Page _____).
- c. Parcel "4A" on the Land Acquisition Plan (Deed at Book _____, Page _____).
- d. Parcel "N/F JENNY OIL CO" on Land Acquisition Plan (Deed at Book _____, Page _____).

Executed this _____ day of March, 1986.

PLANNING BOARD OF THE
CITY OF CAMBRIDGE

By: _____
Arthur C. Parris, Chairman

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

March __, 1986

Then personally appeared the above-named Arthur C. Parris, Chairman of the Planning Board of the City of Cambridge and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Planning Board, before me

Notary Public
My commission expires: