

CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

NOTICE OF DECISION

Permit No: #202, Major Amendment #1

Address: 21, 23, 27 and 29 Brookline Street. 177 and 179 Franklin Street

Applicant/Owner: Craigie Associates, LLC, 907 Massachusetts Avenue, Cambridge, MA 02139. c/o James Rafferty, Esq., 187 Concord Avenue, Cambridge, MA 02138

Zoning District: Residence C-1 and C-2A/Central Square Overlay District

Application Date: October 29, 2004

Public Hearing: November 23, 2004

Planning Board Decision: November 23, 2004

Date of Filing Decision: January 5, 2005

Date of Planning Board Decision, Major Amendment #1: May 16, 2006

Date of Filing Major Amendment #1: June 13, 2006

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Application: Major Amendment #1 to the Special Permit to waive the ratio of full size parking spaces to compact parking spaces. Sections 6.34 and 6.35.1.

Decision: GRANTED with conditions.

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 filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on with the City Clerk and the Community Development Department, 344 Broadway, Cambridge, MA 02139

Authorized Representative to the Planning Board

For more information regarding this special permit, please contact Liza Paden at the Community Development Department, 344 Broadway, Cambridge, 617 349 4647, TTY 617 349 4621, or lpaden@cambridgema.gov.

Documents Submitted

1. Letter to Liza Paden, Community Development staff, from Jai Singh Khalsa, dated 4/3/06, requesting an amendment to the special permit to alter the ratio of compact to full sized car spaces.
2. Revised plans for the parking garage layout, dated 4/19/06.
3. Memo to Liza Paden from Jason Schrieber, Traffic, Parking and Transportation, dated 4/20/06 regarding the revised parking plan dated 4/19/06.

Findings

At the regularly scheduled Planning Board meeting of May 16, 2006, the applicant's architect presented the new parking plan configuration. The change in the ratio of full sized to compact sized spaces has to do with the length of each parking space modified or aisle width and not the widths of the parking spaces. When the underground garage was constructed there were difficulties with the location of walls due to unforeseen obstructions related to the foundations of adjacent buildings.

To avoid the obstructions, some of the foundation walls have been pulled further way from the property lines; as a result some of the parking aisle widths have become narrower, making the ratio of full size to compact sized parking spaces no longer conforming to the 50-50 mix required in the ordinance and approved in the Special Permit. Jason Schrieber of the Traffic, Parking and Transportation Department reviewed the changes and found that the decrease in the parking space length and aisle would not negatively impact the operation of the parking garage.

The project owner was present at the meeting and stated that the project, like all of their other holdings, would be rental and that parking spaces would be assigned to tenants and the space assignments in the garage could be adjusted as necessary to match cars to appropriately sized spaces. He also stated that in their other properties in the Central Square neighborhood there are often empty parking spaces as many tenants do not own an automobile.

After reviewing the existing special permit findings and conditions, as well as the revised parking plan dated 4/19/06, the Planning Board found that the changes are consistent with the original special permit granted on November 23, 2004 and the findings found therein and can be approved without causing additional harm, nuisance or hazard to abutting property owners or to residents of the city as a whole..

Decision

Based on the above Findings, the Planning Board GRANTS the Major Amendment to the special permit to adjust the ratio of compact to full sized cars subject to the following conditions and limitations:

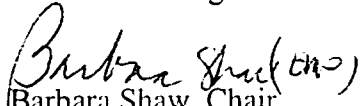
1. All conditions and limitations listed in the original Special Permit shall continue to be in affect. All use, building construction and site plan development shall be in substantial

conformance with the plans and application documents submitted to the Planning Board as reference above and submission date June 3, 2004 and revised by Sheet A-100-REV, dated 4/19/06. There are no changes to Appendix I as filed with the Special Permit decision and which summarizes the dimensional features of the Project as approved.

2. The project shall be subject to continuing design review by the Community Development Department (CDD). Before issuance of each Building Permit for the project, the CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Permit.
3. The applicant shall make good faith effort to ensure the success of the landscaping with adequate soil and irrigation around the site's periphery.
4. The applicant shall comply with the City of Cambridge Affordable Housing requirements. Section 11.200.
5. All authorized development shall conform to the requirements of the City of Cambridge "Noise Control Ordinance", Chapter 8.16 of the City Municipal Code.

Voting in the Affirmative to **GRANT** the Major Amendment to the Special Permit were B. Shaw, H. Russell, P. Winters, T. Anninger, T. Carpenter, J. Molinski, and A. Finlayson, associate member appointed by the Chair to act on this matter, constituting at least two thirds of the members of the Planning Board necessary to grant the major amendment.

For the Planning Board


(Barbara Shaw, Chair)

A copy of this decision #202, Major Amendment #1, 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 above decision filed with the Office of the City Clerk on June 13, 2006, by Elizabeth M. Paden, authorized representative of the Cambridge Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

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

DATE:

City Clerk of Cambridge