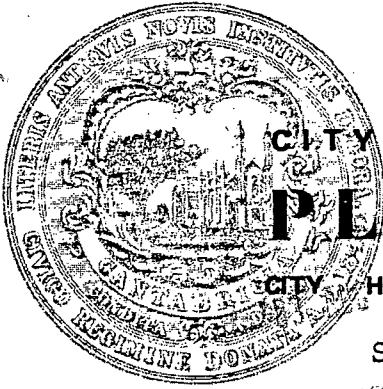


Permit # 37



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

SPECIAL PERMIT APPLICATION

CAMBRIDGE COMMUNITY DEVELOPMENT DEPT.

To the Planning Board of the City of Cambridge:

The undersigned hereby petitions the Planning Board for a Special Permit in accordance with Section 11.121 of the Zoning Ordinance.

Applicant: Stephen J. Robb
(name)
1783 Mass. Ave., Cambridge, MA 02138
(address)

876 1900
(phone)

RECEIVED AT
OFFICE OF CITY CLERK
AUG 25 2 27 PM '83
CAMBRIDGE, MASS.

Signature of Authorized Representative

Type of Special Permit: Townhouse
Multi-Family, Townhouse, Parkway Overlay District, Harvard Square Overlay District, Elderly Congregate Housing, Flood Plain Overlay District, Other

Location of Premises: Frost Street and Newport Road

Zoning District: Residence B

Maps, Plans submitted: Plans 1 through 9, prepared by Bahamon/Dingman Architects
City of Cambridge Map, dated Dec/77

Reports, Documents submitted: Photographs.

Documents, Plans referenced: _____

This application has been reviewed and is hereby certified complete.

8/25/83
Date

Lester Barber
For the Cambridge Planning Board

OWNERSHIP CERTIFICATE FOR PLANNING BOARD RECORD

To be completed by OWNER, signed, and returned to Office of the Planning Board:

I hereby authorize:

Guillermo Bahamón, of Bahamon/Dingman Architects

(Petitioner)

Address: 1430 Mass. Ave., City OR Town: Cambridge, MA 02138

to apply for a special permit for Townhouse on premises
(Type of Development)

located at: Frost Street and Newport Road, lots # 7,8,64, and 65; Cambridge, MA
(Street & Number) (Plat and Lot number(s)) (City)

for which the record title stands in the name of: Stephen J. Robb, Trustee of
Newport Apartment Trust

whose address is: 1783 Mass. Ave., Cambridge, MA 02138
(Street) (City or Town) (State)

by a deed duly recorded in the S. Middlesex County Registry of Deeds
in Book: 4031 Page: 307 ; et, al. Registry District of
the land Court Certificate No: _____ Book: _____ Page: _____



(Signature, by Land Owner
(If authorized representative
please identify as such)

Commonwealth of Massachusetts County of Suffolk

Then personally appeared the above-named Stephen Robb

and made oath that the above statement is true.

Before me

Mechelle Kneeney Notary

my commission expires 3-3-89

(Date)

NOTARY SEAL

BAHAMÓN/DINGMAN

ARCHITECTS & PLANNERS

SPECIAL PERMIT APPLICATION TO THE CAMBRIDGE PLANNING BOARD

New Frost Court
Frost Street and Newport Road
Residential B Zone

Owner Stephen J. Robb
1793 Massachusetts Avenue
Cambridge, Massachusetts

LOT AREA

Lot 7	=	11,528	square feet
Lot 8	=	4,875	
Lot 64	=	2,533	
Lot 65	=	2,856	
TOTAL LOT AREA	=	21,792	square feet

FLOOR AREA RATIO

Required FAR	=	.60 x Lot area	
	=	.60 x 21,792	= 13,075.2 sf
Proposed FAR	=	.69 x 21,792	= 15,036 sf
Unit size with proposed FAR	=	15,036 ÷ 8	= 1,879 sf

MINIMUM LOT WIDTH

No minimum lot width.

MAXIMUM HEIGHT

Required maximum	=	30'	at the cornice
Proposed maximum	=	22' ±	at the cornice
Required maximum	=	40'	at the peak
Proposed maximum	=	36' 9"	at the peak

FRONT YARD

Existing average for Frost Street, odd side = 12.9ft

Special Permit application to the Cambridge Planning Board
page two
12 August 1983

FRONT YARD, cont.

Proposed setbacks from Frost Street:
Unit #6 = 20ft (except at the Dining bay
where the setback is 14 ft)
Unit #7,8 = 12ft
Existing average for Newport Road = 4ft.
Proposed setbacks from Newport Road = 5ft±.

SIDE YARD

Required sideyard = 7.5ft (minimum of a sum of 20ft)
Proposed sideyard = Greater than 20 ft per side

REAR YARD

Required minimum = 20'
Proposed set back for Units
1 through 6 = 20'
Proposed set back
for Units 7, 8 = 25'+

MINIMUM USABLE OPEN SPACE

Required open space = 25%
Proposed open space = 40%+(or 8,800 sf)

PARKING

Required number of spaces = 8
Proposed number of spaces = 21

WETLAND PROTECTION ACT

ENVIRONMENTAL DATA FORM

1. All parts of this form are to be filled out by the applicant or his agent under the provisions of G.L. C. 131 s. 40.
2. Where a section is not relevant to the application in question, the words "Not Applicable" should be entered on the appropriate line.

NAME OF APPLICANT Stepehn J. Robb

ADDRESS OF APPLICANT 1783 Mass. Ave., Cambridge, MA 02138

MUNICIPALITIES WHERE ACTIVITY IS PROPOSED AND NOTICE IS FILED Cambridge, MA

DESCRIPTION OF PROPERTY INVOLVED IN APPLICATION (including the dimensions of any existing buildings, decks, marinas, existing cesspools) An Eight Unit townhouse development to be located on Frost Street and Newport Road, lots # 7, 8, 64, and 65. No existing buildings.

DESCRIPTION OF MODIFICATIONS PROPOSED ON THE SITE, including grading, dredging, removal of vegetation, etc. NA

A. SOILS NA

1. United States Department of Agriculture Soil Types (show on map)

2. Permeability of soil on the site. NA (Dates of testing)

3. Rate of percolation of water through the soil. NA (Dates of testing)

B. SURFACE WATERS NA

1. Distance of site from nearest surface water (Date of measurement) NA

2. Sources of runoff water	NA
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3. Rate of runoff from the site	NA
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4. Destination of runoff water	NA
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5. Chemical additives to runoff water on the site	NA
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GROUND COVER

1. Extent of existing impervious ground cover on the site	NA
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2. Extent of proposed impervious ground cover on the site	NA
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3. Extent of existing vegetative cover on the site	NA
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4. Extent of proposed vegetative cover on the site	NA
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TOPOGRAPHY

1. Maximum existing elevation on site	NA
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2. Minimum existing elevation on site	NA
---------------------------------------	----

3. Maximum proposed elevation of site	NO chnages
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4. Minimum proposed elevation of site	No changes
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5. Description of proposed change in topography	NA
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GROUND WATER

1. Minimum depth to water table on site (at time of filing)	NA
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2. Maximum depth to water table on site (at time of filing)	NA
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WATER SUPPLY

1. The source of the water to be provided to the site City Water

2. The expected water requirements (g.p.d.) for the site Enough Water for 8 townhouses.

3. The uses to which water will be put Residential

SEWAGE DISPOSAL

1. Sewage disposal system (description and location on the site, of system) City Sewer

2. Expected content of the sewage effluents (human waste, pesticides, detergents, oils, heavy metals, other chemicals) Sewer from 8 Townhouses. Normal usage.

3. Expected daily volume of sewage Normal usage.

SOLID WASTE

1. Estimated quantity of solid waste to be developed on the site NA

2. Method for disposal of solid waste NA

3. Plans for recycling of solid waste NA

BOAT YARDS, DOCKS, MARINAS

1. Capacity of marina (number of boats, running feet) NA

2. Description of docks and floats (site, dimensions)

3. Description of sewage pumpout facilities (type of waste disposal)

4. Description of fueling facilities and fuel storage tanks

5. Description of fuel spill prevention measures and equipment

NA

IMPACT OF PROPOSED ACTION APPLIED FOR

1. Effects on plant species
(upland and marine)

NA

2. Effects on marine species (shellfish, finfish)

3. Effects on drainage and runoff

4. Effects on siltation of surface waters

5. Effects on groundwater quality

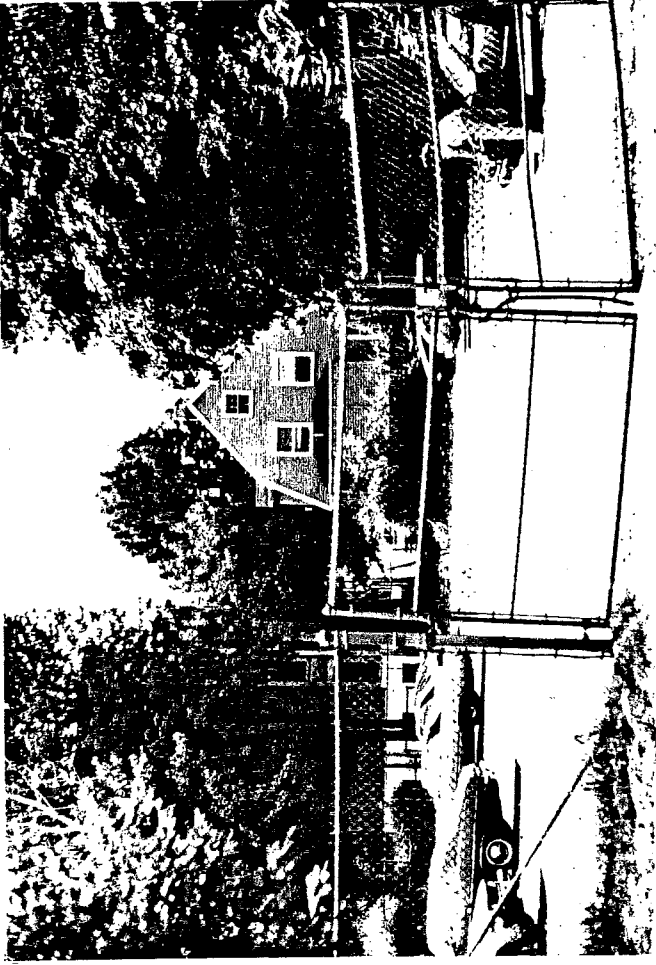
6. Effects on surface water quality

ALTERNATIVES TO PROPOSED ACTION

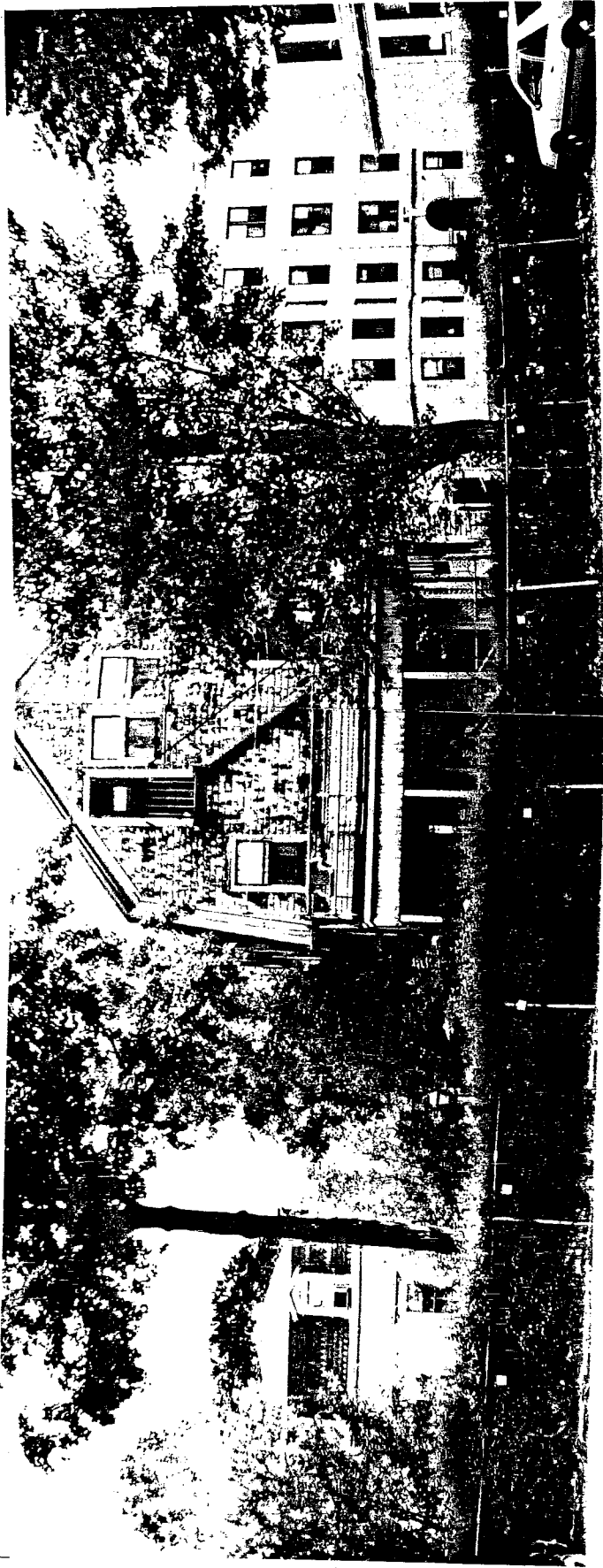
1. Describe alternatives to the requested action

NA

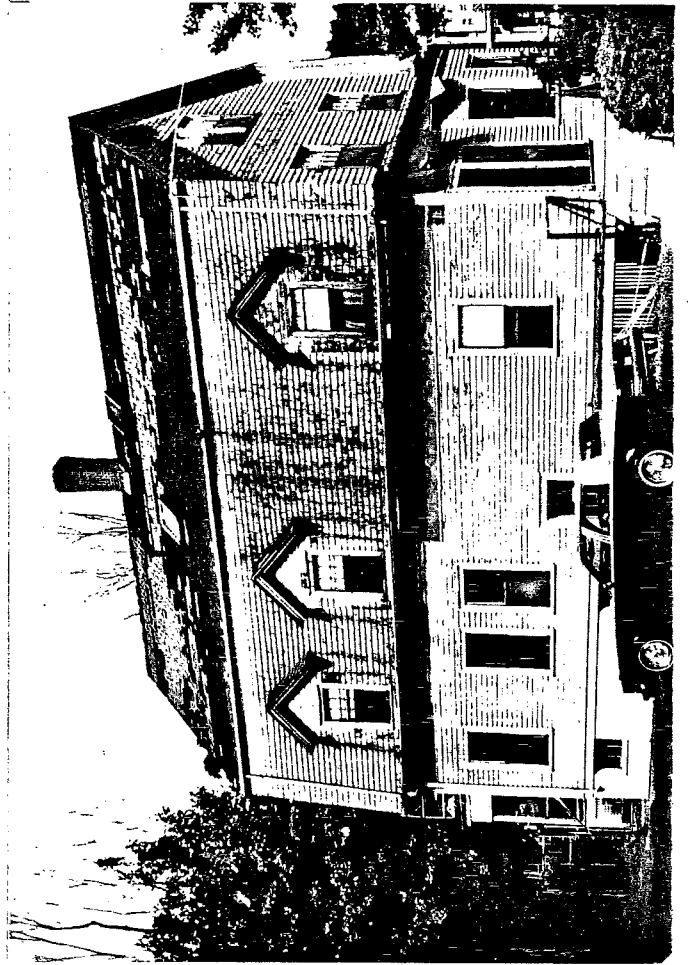
2. Describe the benefits of the requested action over the alternatives



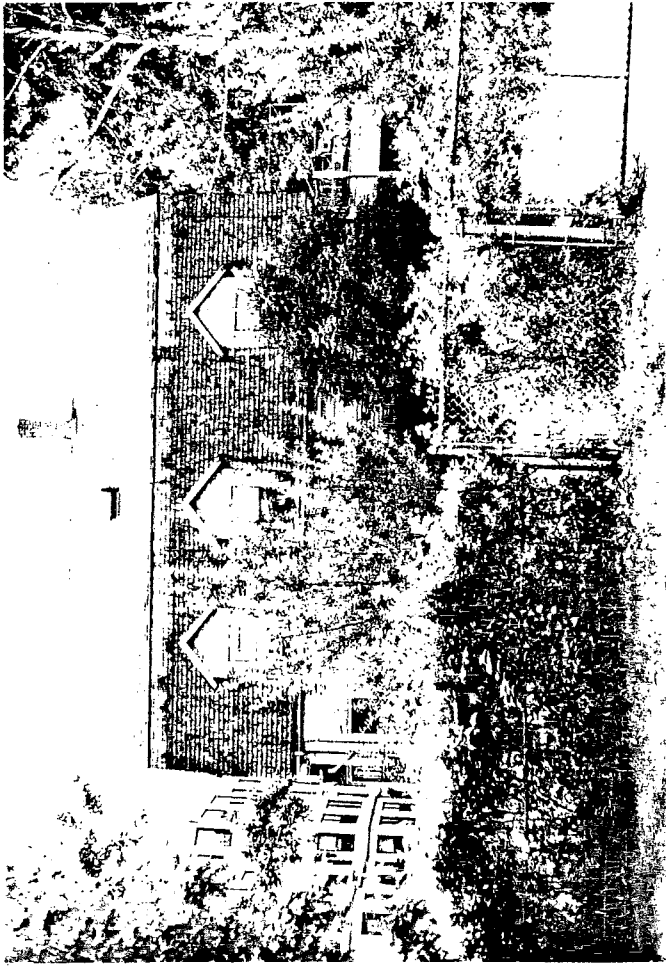
Views Looking West towards # Frost Terrace.



View Looking South towards #21 Frost Street,
#12 Newport Road and #8 Newport Road.



View Looking East towards #12 Newport Road.



View looking West towards #12 Newport Road.



View along Frost Street towards #5 Frost Street

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

August 1982

Revised: Planning Board Fee Schedule:

1. Special Permit Applications:

Townhouse/Multifamily/Elderly Housing:

Base Fee : \$100, plus;

\$25 per dwelling unit for the first 10 units;
\$5 per dwelling unit over 10 units

Parkway Overlay/Harvard Square Overlay/Floodplain
Overlay:

Base Fee : \$150

2. Planned Unit Development Applications:

Base Fee: \$200, plus;

Residential - \$25 per dwelling unit, first 10 units;
\$5 per dwelling unit over 10 units

Commercial - \$10 per 1000 square feet new construction
first 10,000 square feet;
\$1 per 1000 square feet over 10,000s.f.

3. Projects requesting relief from other requirements of
the zoning ordinance, per Section 10.45;

\$50 per violation