



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

NOTICE OF DECISION

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CAMBRIDGE MA.

Case No: PB #52

Premises: Five Cambridge Parkway

Zoning District: PUD-2/C3A

Petitioner: Charterhouse of Cambridge Trust

Application Date: September 4, 1985

Date of Hearing: September 17, 1985

Petition: Special Permit for Planned Unit Development to construct a pool addition to the Royal Sonesta Hotel.

Date of Planning Board Decision: September 17, 1985

Date of filing the Decision: December 12, 1985

Decision (summary): The application has been approved as presented.

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.

December 12, 1985

Date

Elizabeth J. Malsfant
Authorized Representative to the Planning Board

Other Documents

1. Letter to Planning Board, from Thomas Weed, Chairman of the East Cambridge Stabilization Committee dated September 17, 1985 requesting additional time to have the applicant present the plans to the Committee.
2. Letter to the Planning Board, from East Cambridge Stabilization Committee, dated October 1, 1985, indicating Committee support of the proposal.

Public Hearings

Mr. John Olsen, architect for the addition, described the plans and indicated that as part of the expansion the present service yard will be substantially upgraded visually. Mr. Olsen indicated that the hotel exceeds the parking required by both the new addition and the existing facilities.

The Planned Unit Development approval has been sought because the building cannot meet the setback requirements of the base zoning district. All other aspects of the base district are met. Use of the PUD process, however, does require that the 25% open space required under PUD regulations be waived, as permitted in Section 13.325. Only 17,533 square feet of eligible open space is provided rather than the 25,000 square feet required.

Mr. Arthur Klipfel, Unihab/Cambridge, the company which proposes to construct a multi-family residence across Commercial Avenue on Lechmere Canal, indicated that he had always assumed the site of the addition would remain open. Both Mr. Olsen and Jim Campbell, East Cambridge Project Director indicated that plans have always suggested construction on the site.

Mr. Paul Dodds, Secretary of the East Cambridge Planning Team, summarized comments made in the letter from the Committee referenced above.

There were no persons from the general public attending the second public hearing.

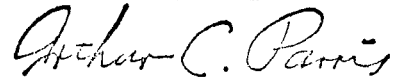
Findings

1. The proposal is in conformance with the objectives of the East Cambridge plan and will complete the development of the Hotel Sonesta site in a manner consistent with the East Cambridge Plan.

make a payment to the City of Cambridge in an amount of \$25,000 to be made on or before February 1, 1986, or such later date as may be approved by the Community Development Department but in no case later than the date of issuance of a Certificate of Occupancy for the facility.

The applicant or his assignees shall be responsible for maintenance of the above installation on a permanent basis. Such maintenance responsibility may be met by a yearly contribution to the City of Cambridge and/or the Metropolitan District Commission should the City and/or the Commission contract for such maintenance services.

For the Planning Board,



Arthur Parris, Chairman

AP/LB/tm

WALKER'S BAR
FIX 94' 1186 #

MEETING RM.
22' x 20'
5594

MEETING RM.

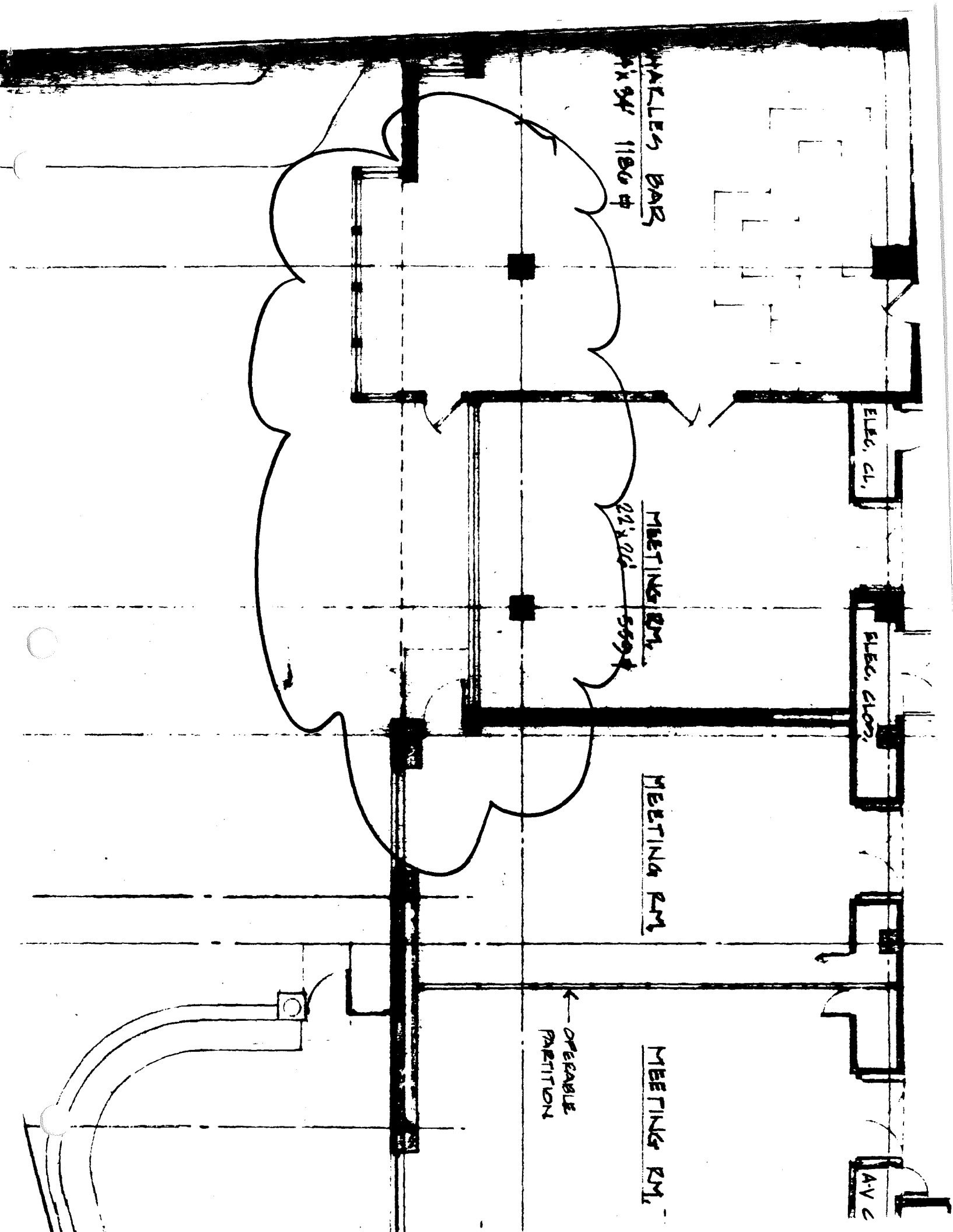
MEETING RM.

ELEC. CL.

ELEC. CLO.

AV C

← OPERABLE
PARTITION



MEETING RM.

MEETING RM.

← OPERABLE PARTITION

New exit door

142#

POD - TERRACE

PREVIOUSLY PERMITTED CONSTRUCTION REF. PUB. PD#52

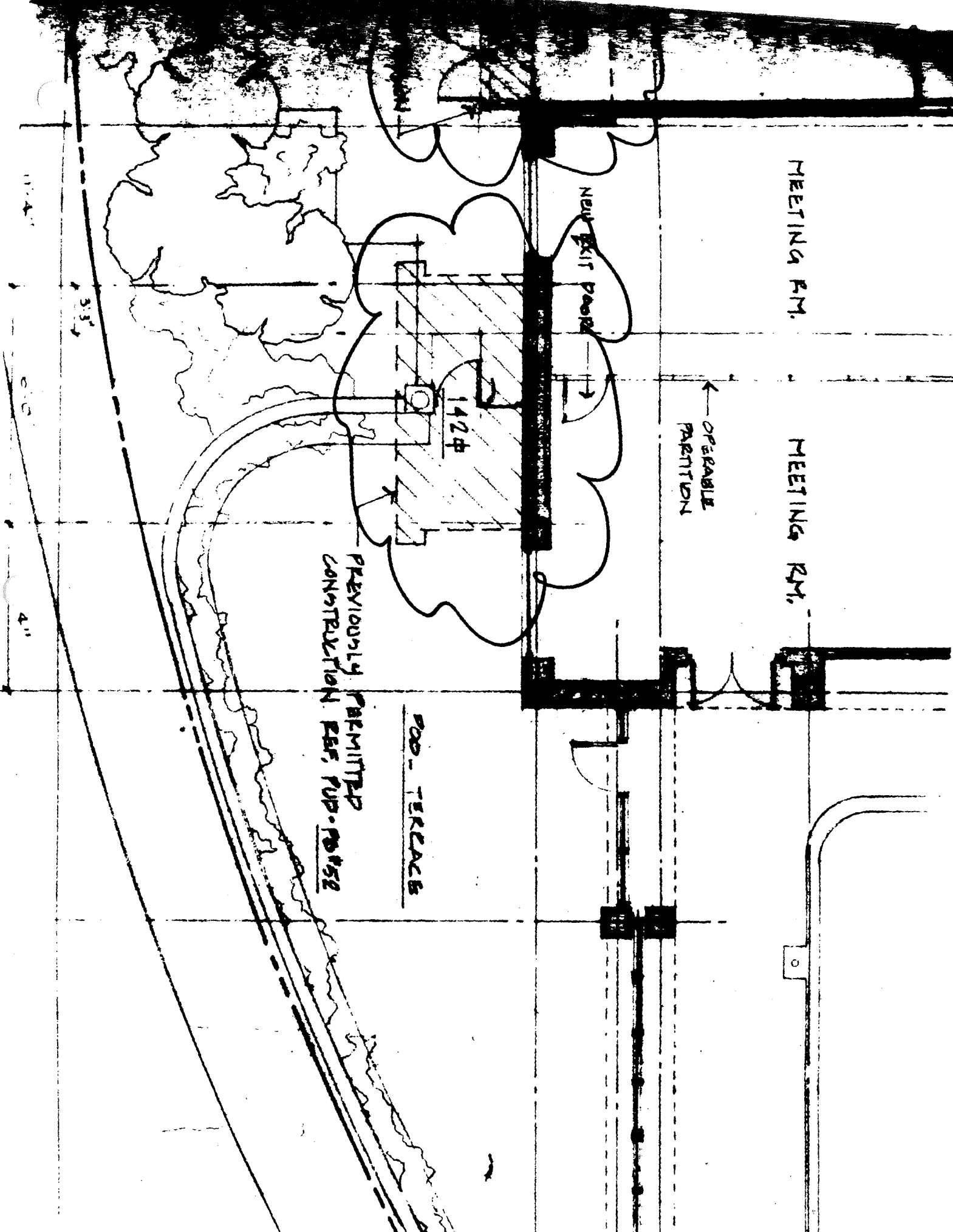
17'-4"

7'-3 1/2"

6'-0"

4'-11"

20-2'



PROPOSED
GREENHOUSE
EXTENSION

