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

NOTICE OF DECISION

CASE NO: PB# 62

PREMISES: 300 Sidney Street

**PETITIONER: Cambridgeport Condominium Associates
 (formerly CHS Associates)**

APPLICATION DATE: January 6, 1987

**PUBLIC HEARING DATE: January 20, 1987; August 4, 1987;
 September 15, 1987**

PETITION: Townhouse Development Special Permit

DATE OF PLANNING BOARD DECISION: October 6, 1987

DATE OF FILING PLANNING BOARD DECISION: October 21, 1987

**Decision (summary): The Planning Board GRANTS the special permit
 with the conditions as listed in the
 attached decision.**

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 this petition and final plans, if applicable, are on
 file with the office of Community Development and the City Clerk.

DATE 10/21/87

Elizabeth J. Mansport
 Authorized Representative
 to the Planning Board

8. Letter to Lester Barber from Martin Healy, attorney for the applicant, dated February 3, 1987, addressing certain legal issues raised at the public hearing.
9. Letter to the Planning Board from William Noble, dated February 6, 1987, with attachments, discussing housing agreements related to the proposed development.
10. Letter to Lester Barber from Stephen Anderson, attorney for certain neighbors to the development, dated March 16, 1987, addressing certain legal issues related to the application.
11. Letter to Lester Barber from Martin Healy, dated March 17, 1987, addressing certain legal issues.
12. Letter to Lester Barber, from Alex Steinbergh, dated March 23, 1987, granting and indefinite extension of time to the Board for making a decision on the application.
13. Letter to the Planning Board from Stephen Anderson, dated March 23, 1987, requesting review of the plans as submitted for identified violations and discrepancies.

PUBLIC HEARINGS

Three public hearings were held on the project. The first, on January 20, 1987, was held to discuss the original proposal involving twenty-seven townhouse units and additional variances and special permits. Hearings on August 4, 1987 and September 15, 1987 were held to review revised plans for sixteen townhouse units which conform to all requirements of the Residence C-1 zone, without additional special permits or variances. Revised plans were submitted for the September 15th hearing having the same building footprint, site plan, and gross floor area as those reviewed at the August 4th public hearing but with reduced height through the elimination of the fourth floor. On August 4th, after presentation by Jeffrey Miller for the applicants; , comments from residents centered on objections to the density of the total development including the multi-family housing, not part of the special permit application, which are located in the Residence C-2A portion of the site, and the traffic that will be generated by the density. Considerable discussion centered on the affordable housing units proposed for the development and the changes thereto made since the development was first presented to the City Council through the earlier rezoning process.

Michael Rosenberg of the Community Development Department and Peter Bruckner , Board member of RCCC, explained that while the number of units to be affordable has changed the actual financial subsidy provided by the developer has increased slightly.

7. The additional five units requested would not result in unreasonable impacts on the abutting neighborhood terms of traffic generated; the bulk of townhouses would not be increased; and in general scale and disposition on the site the development will be compatible with the abutting neighborhood.

DECISION

After review of the information presented in the application and at the public hearing, comments made by the staff of the Community Development Department and other information presented to the Board, the Planning Board GRANTS a Townhouse Special Permit for the Townhouse Development outlined in the Application documents as revised, with the following conditions:

1. Final plans submitted to the Inspectional Services Department for building permits shall be in general conformance with the revised plans eliminating the fourth floor dated July 13 and 22, 1987.
2. The development shall continue to be subject to the standard design review by the Community Development Department. The Department shall certify to the Superintendent of Buildings that final plans conform to the requirements of this Decision before issuance of any building permit.
3. A detailed landscaped plan shall be submitted to the Community Development for review and approval prior to issuance of any certificate of occupancy. Said plan shall contain details of all landscaping and fencing to be provided and street trees proposed on public sidewalks. The City's Planting Committee shall review all landscaping proposals on public streets. Said plan shall be implemented as soon as reasonably possible after the end of exterior construction but not later than the June 1 immediately following the issuance of the occupancy permit for the last unit.

Voting to GRANT the Special Permit were Alfred Cohn, Carolyn Mieth, David Kennedy, Clarence Cooper and Acheson Callahan.

For the Planning Board,



David Kennedy,
Vice chair of the Planning Board

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 October 21, 1987 by Elizabeth M. [Signature], 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