



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 AUG 16 AM 11:54  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 189951**

### General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: \_\_\_\_\_ Variance:   X   Appeal: \_\_\_\_\_

**PETITIONER:** PPF OFF 150 CAMBRIDGE PARK DR, LLC and PPF OFF 100 Cambridge Park Drive, LLC C/O James J. Rafferty

**PETITIONER'S ADDRESS:** 907 Massachusetts Avenue, MA, Cambridge 02139

**LOCATION OF PROPERTY:** 100 150 Cambridgepark Dr, Cambridge, MA

**TYPE OF OCCUPANCY:** Technical Office

**ZONING DISTRICT:** Office 2-A/AOD 6

**REASON FOR PETITION:**

/Additions/

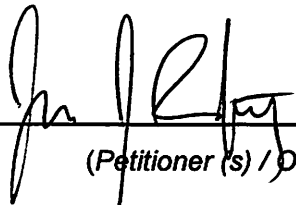
### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Petitioner seeks to construct new covered pavilion as part of the landscaping improvements authorized by Planning Board Case No. 47, Amendment 4.

### **SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 5.000      Section: 5.32 Table of Dimensional Requirements
- Article: 8.000      Section: 8.22.3 Nonconforming Structure
- Article: 10.000     Section: 10.30 Variance

Original  
Signature(s):

  
\_\_\_\_\_  
(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner  
(Print Name)

Address: 907 Massachusetts Avenue, Suite 300  
Cambridge, MA 02139  
Tel. No. 617.492.4100  
E-Mail Address: jrafferty@adamsrafferty.com

**Date:** August 15, 2022

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

PPF OFF 100 Cambridge Park Drive, LLC

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 100 Cambridge Park Drive

the record title standing in the name of PPF OFF 100 Cambridge Park Drive, LLC

whose address is 1585 Broadway, 37th Floor New York, NY 02140  
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 69486 Page 429 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_



(Owner)

=====

On this 4<sup>th</sup> day of August, 22, 2019, before me, the undersigned notary public, personally appeared Matt Lerner proved to me through satisfactory evidence of identification, which were license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public

My commission expires: 4/10/2026

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

PPF OFF 150 CAMBRIDGE PARK DR, LLC

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 150 Cambridgepark Drive

the record title standing in the name of PPF OFF 150 CAMBRIDGE PARK DR, LLC

whose address is 1585 BROADWAY, 37TH FLR NEW YORK, NY 10036  
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 69471 Page 436 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

(Owner)

=====

On this 4<sup>th</sup> day of ~~March~~ August, 2021, before me, the undersigned notary public, personally appeared Matt Lerner proved to me through satisfactory evidence of identification, which were license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public

My commission expires: 4/10/2026

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

Since the site was rezoned after the construction of the existing buildings in the 1980's, the existing FAR is pre-existing nonconforming. Installing a sun shading roof over the new pavilion structure results in an increase of slightly more than 1,000 sf of gross floor area. A literal enforcement of the Ordinance would preclude the installation of the roof on the pavilion.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is related to the size and shape of the existing structures.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

To the contrary, the addition of a publically accessible sun-shaded pavilion will benefit the public good. The entire landscaped area, including the pavilion, will be open and accessible to the public.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The creation and enhancement of open space amenities is consistent with the goals of the AOD 6 Zoning District.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

**BZA Application Form****DIMENSIONAL INFORMATION**

**Applicant:** PPF OFF 150 CAMBRIDGE PARK DR, LLC  
and PPF OFF 100 Cambridge Park Drive, LLC

**Present Use/Occupancy:** Technical Office

**Location:** 150 Cambridgepark Dr., Cambridge, MA

**Zone:** Office 2-A/AOD 6

**Phone:** 617.492.4100

**Requested Use/Occupancy:** Technical Office

|  |            | <b>Existing Conditions</b> | <b>Requested Conditions</b> | <b>Ordinance Requirements</b> |        |
|--|------------|----------------------------|-----------------------------|-------------------------------|--------|
| <b>TOTAL GROSS FLOOR AREA:</b>                             |            | 383,330 sf                 | 384,390 sf                  | 254,825 sf                    | (max.) |
| <b>LOT AREA:</b>   |            | 203,860 sf                 | no change                   | 5,000 sf                      | (min.) |
| <b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b> |            | 1.88                       | 1.886                       | 1.25                          |        |
| <b>LOT AREA OF EACH DWELLING UNIT</b>                      |            | N/A                        | no change                   | N/A                           |        |
| <b>SIZE OF LOT:</b>  | WIDTH      | 632'                       | no change                   | 50'                           |        |
|  | DEPTH      | 428'                       | no change                   | N/A                           |        |
| <b>SETBACKS IN FEET:</b>                                   | FRONT      | 20.5'                      | no change                   | H+L/4                         |        |
|  | REAR       | 32.5'                      | no change                   | H+L/4 (min 20')               |        |
|  | LEFT SIDE  | 31'                        | no change                   | H+L/5                         |        |
|  | RIGHT SIDE | 38.5'                      | no change                   | H+L/5                         |        |
| <b>SIZE OF BUILDING:</b>                                   | HEIGHT     | varies                     | 15' (pavilion)              | 85'                           |        |
|  | WIDTH      | varies                     | 58'5" (pavilion)            | N/A                           |        |
|  | LENGTH     | varies                     | 21' 6" (pavilion)           | N/A                           |        |
| <b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>             |            | 33.56                      | 33.03                       | 15                            |        |
| <b>NO. OF DWELLING UNITS:</b>                              |            | 0                          | no change                   | N/A                           |        |
| <b>NO. OF PARKING SPACES:</b>                              |            | N/A                        | no change                   | N/A                           |        |
| <b>NO. OF LOADING AREAS:</b>                               |            | N/A                        | no change                   | N/A                           |        |
| <b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>               |            | 29'                        | 29'                         | N/A                           |        |

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

N/A

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



87 CPD

125 CPD

101 CPD

50 CPD

MOTHERSHIP

DRY CREEK

SOCIAL LAWN

STREET TREES

PLANTED MEDIAN

CAMBRIDGEPARK DRIVE

BIKE PARKING

BIKE PARKING

FLAGSTONE BRIDGE

SEATING ALCOVE

FLAGSTONE TERRACE

DRY CREEK

100 CPD

150 CPD

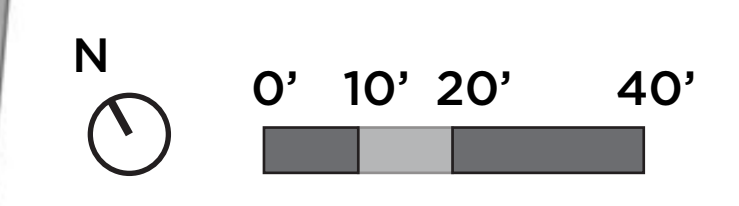
WORK POD

SOCIAL LAWN

SERVERY + PAVILION

TRANSFORMERS

CENTRAL LAWN





SERVERY + PAVILION - PERSPECTIVE



WOOD SCREEN  
WALL

PAVILION

BRICK SCREEN  
WALL

SERVERY

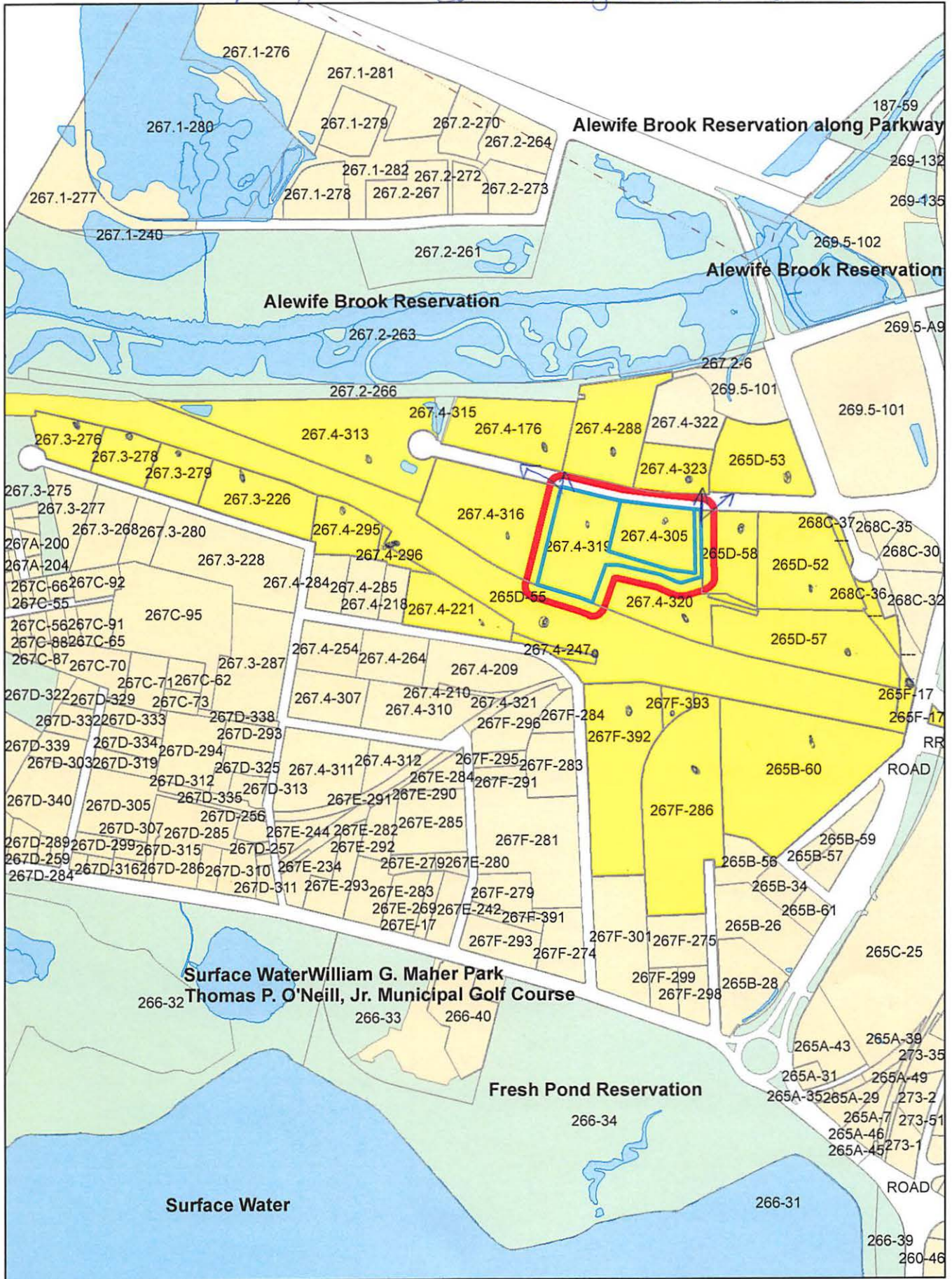


SERVERY + PAVILION - PERSPECTIVE





100 & 150 Cambridge Park Drive





100 #150 Cambridge Park Drive

Petitioner

265B-60  
BOSTON EDISON COMPANY  
C/O NSTAR ELECTRIC COMPANY  
P.O. BOX 270, PROPERTY TAX DEPT  
HARTFORD, CT 06141-0270

265D-52  
HART CAMBRIDGE LLC  
C/O HEITMAN CAPITAL MANAGEMENT LLC,  
191 NORTH WACKER DRIVE. SUITE 2500  
CHICAGO, IL 60606

JAMES J. RAFFERTY, ESQ.  
907 MASS AVENUE – SUITE 300  
CAMBRIDGE, MA 02139

267.4-221  
IVANOVIC, LUDMILLA R. L.,  
TR. OF ONE HUNDRED THIRTY FAWCETT STREET  
76 POWDER HOUSE ROAD  
MEDFORD, MA 02155

267.4-319  
PPF OFF 150 CAMBRIDGE PARK DR, LLC  
150 CAMBRIDGEPARK DR  
CAMBRIDGE, MA 02140

267.4-316  
IMP WINDSOR AT CAMBRIDGE PARK LLC  
C/O GID INVESTMENT ADVISERS LLC  
125 HIGH ST., HIGH ST TOWER 27TH FL  
BOSTON, MA 02110

267.4-305  
PPF OFF 100 CAMBRIDGEPARK DR LLC  
MORGAN STANLEY REAL ESTATE ADVISOR INC  
150 CAMBRIDGEPARK DR  
CAMBRIDGE, MA 02140

267.4-313  
PPF OFF 200 CAMBRIDGE PARK DRIVE, LLC  
C/O MORGAN STANLEY REAL ESTATE ADVISOR  
1585 BROADWAY, 37TH FLOOR  
NEW YORK, NY 10036

267.4-288  
PPF OFF 125 CAMBRIDGE PARK DR, LLC  
150 CAMBRIDGEPARK DR  
CAMBRIDGE, MA 02140

267.4-295  
180A FAWCETT LLC  
100 SMITH PLACE  
CAMBRIDGE, MA 02138

265D-55  
MASSACHUSETTS BAY TRANSPORTATION  
AUTHORITY  
10 PARK PLAZA  
BOSTON, MA 02116

267F-392  
FORT POINT INVESTMENTS, LLC  
C/O MARVIN F. POER & CO  
PO BOX 511196  
SALT LAKE CITY, UT 84151-1196

267.4-176  
CAMBRIDGE GF DEAL LP,  
C/O SHERMAN & STERLING LLP  
ATTN: JACQUES ROTHSCHILD  
345 PARK AVENUE  
NEW YORK, NY 10145

267.4-296  
FIRST MIDDLESEX REALTY LLC  
170 FAWCETT ST  
CAMBRIDGE, MA 02138

267.4-320  
130 CPD APARTMENTS LIMITED PARTNESHIP  
C/O MARVIN F. POER AND COMPANY  
3520 PIEDMONT RD, NE, SUITE 410  
ATLANTA, GA 30305

265D-58  
50 CP DEVELOPMENT LIMITED PARTNERSHIP  
3520 PIEDMONT ROAD NE SUITE 410  
ATLANTA, GA 30305

267.4-323  
HCP/KING 87 CPD, LLC  
800 BOYLSTON ST  
BOSTON, MA 02199

267F-393-286  
TB WHEELER APARTMENTS LLC  
250 GILRALTAR RD  
HORSHAM, PA 19044

265F-17  
MASSACHUSETTS COMMONWEALTH OF  
STATE HOUSE  
BOSTON, MA 02133

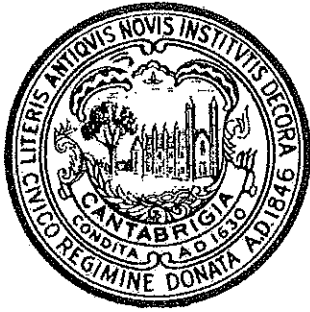
265D-57  
GUARDIAN CAMBRIDGE ALEWIFE LLC  
C/O THE GUARDIAN LIFE INS. CO OF AMERICA  
10 HUDSON YARDS  
NEW YORK, NY 10001

265D-53  
FAEC 35 CPD LLC  
C/O HEALTHPEAK PROPERTIES, INC  
1920 MAIN ST, SUITE 1200  
IRVINE, CA 92614

267.3-279-276-278-226  
LS ALEWIFE III LLC  
1920 MAIN ST - STE 1200  
IRVINE, NC 92614

267.4-247  
LS ALEWIFE VI LLC  
C/O LINCOLN PROPERTY COMPANY  
53 STATE ST  
BOSTON, MA 02109





CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2022 MAR 22 AM 11:59  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## NOTICE OF DECISION

|   |  |
|---|--|
| Case Number:                            | 47 Amendment-4   |
| Address:                                | 150 Cambridgepark Drive  |
| Zoning:                                 | Office 2A (O-2A), Alewife Overlay District 6 (AOD-6), Flood Plain Overlay District   |
| Applicant:                              | PPF OFF Cambridge Park Drive LLC,<br>1585 Broadway, 37 <sup>th</sup> Floor, New York, NY 10036   |
| Owner:                                  | PPF OFF Cambridge Park Drive LLC,<br>1585 Broadway, 37 <sup>th</sup> Floor, New York, NY 10036   |
| Application Date:                       | January 27, 2022   |
| Date of Planning Board Public Hearing:  | February 8, 2022   |
| Date of Planning Board Decision:        | February 8, 2022   |
| Date of Filing Planning Board Decision: | March 22, 2022   |
| Application:                            | Amendment to Special Permit Decision granted on February 19, 1985 for development in the Flood Plain Overlay District (Section 20.70) to allow landscaping improvements including plantings, stonework, natural sculptural elements, and a pavilion. |
| 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 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 Community Development Department and the City Clerk.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this decision, please contact Swaathi Joseph at 617-349-4668, or [sjoseph@cambridgema.gov](mailto:sjoseph@cambridgema.gov).



## **DOCUMENTS SUBMITTED**

### Application Documents and Supporting Material

1. Special Permit Amendment Application submitted on 1/27/2022, containing the Special Permit Cover Sheet, Dimensional Form, Ownership Certificate, Project Narrative, Order of Conditions issued by Cambridge Conservation Commission, stormwater control permit, and site improvements plan set prepared by Gensler dated 8/30/2018 and updated through 5/18/2021.
2. Presentation slides shown to Planning Board on 2/8/2022.

### City of Cambridge Documents

3. Memo to the Planning Board from Katherine F. Watkins, City Engineer, dated 1/26/2022.
4. Memorandum to the Planning Board from Community Development Department staff, dated 2/1/2022.



## **APPLICATION SUMMARY**

Special permit PB-47, granted in 1985, authorized the construction of a 250,000 square-foot office building and surface parking for 741 cars, which at the time required a Flood Plain Special Permit. That building was subsequently constructed and is now known as 150 Cambridgepark Drive. The surface parking lot, in addition to serving 150 Cambridgepark Drive, was intended to serve office buildings at 125 Cambridgepark Drive (authorized pursuant to special permit PB-26) and 100 Cambridgepark Drive.

Previous amendments to PB-47 facilitated the subdivision of the parcel to allow three separate residential sites (now known as 160 Cambridgepark Drive, 130 Cambridgepark Drive, and 88 Cambridgepark Drive) to be developed on the previous surface parking lot. Residential development on 160 Cambridgepark Drive was authorized by special permit PB-270, issued concurrently with Amendment #1 to case PB-47. Residential development on 130 Cambridgepark Drive was authorized by special permit PB-279, issued concurrently with Major Amendment #2 to case PB-47. Residential development on 88 Cambridgepark Drive was authorized by special permit PB-292, issued concurrently with Major Amendment #3 to case PB-47.

A portion of the site is located within the Flood Plain Overlay District, which encompasses areas designated as Flood Hazard Zones A and AE on the Middlesex County Flood Insurance Rate Maps (FIRMs) issued by the Federal Emergency Management Agency (FEMA). The current application seeks an amendment to the original Decision to allow alterations to landscaping that includes plantings, stonework, and natural sculptural elements.



## FINDINGS

After review of the Application Documents and other documents submitted to the Planning Board, testimony given at the public hearing, and review and consideration of the applicable requirements and criteria set forth in the Zoning Ordinance with regard to the relief being sought, the Planning Board makes the following Findings:

1. Special Permit for building construction in Flood Plain Overlay District (Section 20.70)

Because the original Special Permit Decision involved the granting of a Flood Plain Special Permit, the Board makes the following findings regarding the effects of the proposed Amendment on the criteria for issuance of a Flood Plain Special Permit.

*20.75 Criteria. The Planning Board shall grant a Special Permit for development in the Flood Plain Overlay District if the Board finds that such development has met all of the following criteria in addition to other criteria specified in Section 10.43:*

- 1. No filling or other encroachment shall be allowed in Zone A areas or in the floodway which would impair the ability of these Special Flood Hazard Areas to carry and discharge flood waters, except where such activity is fully offset by stream improvements such as, but not limited to, flood water retention systems as allowed by applicable law.*
- 2. Displacement of water retention capacity at one location shall be replaced in equal volume at another location on the same lot, on an abutting lot in the same ownership, on a noncontiguous lot in the same ownership, or in accordance with the following requirements.*
- 3. All flood water retention systems shall be suitably designed and located so as not to cause any nuisance, hazard, or detriment to the occupants of the site or abutters. The Planning Board may require screening, or landscaping of flood water retention systems to create a safe, healthful, and pleasing environment.*
- 4. The proposed use shall comply in all respects with the provision of the underlying zoning district, provisions of the State Building Code, Wetlands Protection Act, and any other applicable laws.*
- 5. Applicants for development in the Alewife area shall be familiar with area-specific and general city-wide land use plans and policy objectives (e.g. Concord-Alewife Plan, A Report of the Concord Alewife Planning Study, November 2005; Toward a Sustainable Future, Cambridge Growth Policy, 1993, Update, 2007; Section 19.30 - Urban Design Objectives of this Zoning Ordinance) and shall demonstrate how their plan meets the spirit and intent of such documents in conjunction with the requirements of this Section 20.70 - Flood Plain Overlay District and Section 20.90 – Alewife Overlay Districts 1-6.*
- 6. The requirement of Section 20.74(3) has been met.*

No buildings are proposed in the floodplain and the project is not expected to result in any negative impact on flood storage. The applicant proposes adding an additional 1,702 cubic feet of flood storage to the site. The Applicant has provided floodplain certification and



discussed the project with the City Engineer, who has provided a letter commenting on the project. The Department of Public Works has approved the plans as consistent with the objectives and requirements of the Flood Plain Overlay District as outlined in Section 20.70 of the Zoning Ordinance and issued a Stormwater Control Permit on 12/2/2019. Conservation Commission issued an Order of Conditions on 1/27/2020 for the project.

2. General Criteria for Issuance of a Special Permit (Section 10.43)

The Planning Board finds that the project meets the General Criteria for Issuance of a Special Permit, as set forth below.

*10.43 Criteria. Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:*

*(a) It appears that requirements of this Ordinance cannot or will not be met, or ...*

Upon granting of the requested special permits, it appears that the requirements of the Ordinance will be met.

*(b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or ...*

The proposed change will not create any new congestion, hazard, or change in neighborhood character. Patterns of access and egress are not changed since the original Special Permit Decision.

*(c) the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or ...*

The proposed use will not affect the adjacent permitted uses.

*(d) nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City, or ...*

The proposed use change will not create nuisance or hazard, and all development activity will be subject to applicable health and safety regulations.

*(e) for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and ...*

The proposed use fits the existing and anticipated pattern of development in addition to enhancing the integrity of the district.



*(f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.*

The Board finds no inconsistency with the citywide urban design objectives. The urban design objectives are generally supported in the proposal by a variety of seating and gathering areas connected by a series of walkways. The naturalistic design theme seems appropriate within the context of the nearby Alewife Brook Reservation, creating varied environments and experiences for users while also softening the harsh lines of the office buildings.



## DECISION

Based on a review of the Application Documents, testimony given at the public hearing, and the above Findings, the Planning Board hereby GRANTS the requested Special Permits subject to the following conditions and limitations. Hereinafter, for purposes of this Decision, the Permittee shall mean the Applicant for the requested Special Permits and any successor or successors in interest.

1. All building and site development shall be in substantial conformance with the plan set dated 8/30/2018 and updated through 5/18/2021, provided in the Application Documents. Significant alterations in the site plan, landscaping features, parking lot layout and grading, and proposed storm drainage systems shall require approval from the Planning Board.
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, 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 Decision.
3. The Permittee shall address the following design comments through the continuing design review process set forth above. Each of the below items shall be subject to CDD review and approval of the final design details prior to issuance of a Building Permit:
  - a. Impact of the pavilion and work pods on open space and flood water retention.
  - b. Whether any proposed new paths or paving can be made impervious.
  - c. Landscape design details, including species selection, locations of trees and other plantings, and details of hardscape, benches, and other features.
  - d. Confirmation that the walkways are universally accessible.
4. The Permittee shall provide a revised dimensional form and any necessary supporting plans to verify compliance with the applicable standards of the underlying zoning district and Alewife Overlay District 6 (AOD-6).
5. Except as explicitly set forth above in this Special Permit Decision, all other Conditions set forth in the previously granted Special Permit Decision PB-47 and subsequent amendments shall continue to apply.



Voting in the affirmative to approve the Special Permit Amendment were Planning Board Members Louis Bacci, Jr., Steven Cohen, H Theodore Cohen, Catherine Preston Connolly, Hugh Russell, Tom Sieniewicz, and Associate Member Ashley Tan, appointed by the Chair to act on the case, appointed by the Chair to act on the case, constituting at least two thirds of the members of the Board, necessary to grant a special permit.

For the Planning Board,

A handwritten signature in cursive script that reads "Catherine Preston Connolly".

Catherine Preston Connolly, Chair.

A copy of this decision PB-47 Amendment-4 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 accurate copy of the above decision has been filed on March 22, 2022, with the Office of the City Clerk by Swaathi Joseph, duly authorized representative of the Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:  
\_\_\_\_\_ no appeal has been filed; or  
\_\_\_\_\_ an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: \_\_\_\_\_, City Clerk

Appeal has been dismissed or denied.

Date: \_\_\_\_\_, City Clerk