BZA Application Form

2021 NOV 15 PM 3:17
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 151512

General Information

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

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: Cameron-Elmwood Realty, LLC C/O Zachary Richards- Bohler Engineering - On Behalf of Meter Parts Inc.

PETITIONER'S ADDRESS: 45 Franklin Street, Boston, MA 02110

LOCATION OF PROPERTY: 38 Cameron Ave , Cambridge, MA

TYPE OF OCCUPANCY: General Office Building

ZONING DISTRICT: Residence B Zone/Business A-2 Zone

REASON FOR PETITION:

/Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

A special permit is being sought for a reduction in required parking spaces required (below the minimum) for the existing use and proposed accessory use (mobile lab).

SECTIONS OF ZONING ORDINANCE CITED:

Article: 2.000	Section: Definitions
Article: 4.000	Section: 4.34 (Office and Laboratory Use).
Article: 5.000	Section: 5.25 (FAR Exceptions for Parking and Loading Facilities).
Article: 5.000	Section: 5.31 (Table of Dimensional Requirements), 5.33 (Table of Dimensional Requirements-Business Districts), 5.34 (Table of Dimensional Requirements-Industrial Districts).
Article: 6.000	Section: 6.33 (Computation).
Article: 6.000	Section: 6.36.4 (Office and Laboratory Use).
Article: 6.000	Section: 6.100 (Bicycle Parking).

Original Signature(s):

(Petitioner (s) / Owner)

ZACHARY RICHARDS

(Print Name)

Address:

Tel. No. 617-849-8040
E-Mail Address: office.cambridge@meter.parts

Date: 11/10/21

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Cameron-Elmwood Realty, LLC
(OWNER)

Address: 91 Perkins St., Somerville, MA 02145

State that I/We own the property located at 36-38 Cameron Ave. Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Cameron-Elmwood Realty, LLC

*Pursuant to a deed of duly recorded in the date 7/23/1998, Middlesex South County Registry of Deeds at Book 28869, Page 484; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

*SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT**

***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name RICARDO DUMONT personally appeared before me, this 26 of JULY, 2021, and made oath that the above statement is true.

Notary

My commission expires JAN. 23, 2026 (Notary Seal).

CHRISTIAN JOSUE MALAGON
Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan. 23, 2026

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 38 Cameron Ave , Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

A special permit is being sought for a reduction in required parking spaces required (below the minimum) for the existing use and proposed accessory use (mobile lab). Additional bicycle parking is being proposed for the existing buildings and to serve the property, which will encourage employees to utilize alternative modes of transportation, including carpooling. This is consistent with the intent and requirements of the Ordinance.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed accessory use and reduction in parking will not negatively impact traffic generated and patterns of access and egress will remain the same for both parking areas. Therefore there is no congestion hazard or impact on neighborhood character.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The project will result in additional bicycle parking to offset the reduction in onsite parking spaces. This will encourage the use of carpooling and alternative modes of transportation. The reduction in parking should not impact the operation or development of adjacent uses.

D) Nuisance or hazard would not 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 for the following reasons:

A reduction in parking spaces will not create a nuisance or hazard.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

A reduction in parking spaces is consistent with the recent goals and intents of the City and Ordinance.

***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: Cameron-Elmwood Realty, LLC

Location: 45 Franklin Street

Phone: 617-849-8040

Present Use/Occupancy: General Office Building

Zone: Residence B Zone/Business A-2 Zone

Requested Use/Occupancy: General Office Use, Research Facilities

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		17350	17623	N/A	(max.)
LOT AREA:		14910	14910	5,000 (Res-B)/None (Bus-A2)	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		1.2	1.2	0.5 (Res-B)/1.0 (Bus-A2)	
LOT AREA OF EACH DWELLING UNIT		N/A	N/A	2,500 (Res-B)/600 (Bus-A2)	
SIZE OF LOT:	WIDTH	75	75	50(Res-B)/None(Bus-A2)	
	DEPTH	197	197	N/A	
SETBACKS IN FEET:	FRONT	0	0	15 (Res B)/5 (Bus A2)	
	REAR	N/A	N/A	25 (Res B)/20 (Bus A2)	
	LEFT SIDE	2.5	2.5	7.5 (Res B)/10 (Bus A2)	
	RIGHT SIDE	0	0	7.5 (Res B)/10 (Bus A2)	
SIZE OF BUILDING:	HEIGHT	30.5	30.5	35 (Res B)/45 (Bus A2)	
	WIDTH	167	167	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		None	None	40% (Res B)/None (Bus A2)	
NO. OF DWELLING UNITS:		N/A	N/A	6 (Res B)/25 (Bus A2)	
NO. OF PARKING SPACES:		15	13	22 min/44 max	
NO. OF LOADING AREAS:		None	None	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		1.4	1.4	N/A	

* * * * *

(8:25 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan, Andrea Hickey, Wendy Leiserson, Jim Monteverde

CONSTANTINE ALEXANDER: The Chair will now call Case Number 151512 -- 38 Cameron Avenue. Anyone here wishing to be heard on this matter?

[Pause/simultaneous speech]

ANDREA HICKEY: Mr. Chair, I'm sort of hearing a discussion in the background of the last petitioner.

CONSTANTINE ALEXANDER: I know. So am I.

BRENDAN SULLIVAN: We're going to have to --

CONSTANTINE ALEXANDER: -- I'm going to be --

BRENDAN SULLIVAN: -- mute him somehow.

CONSTANTINE ALEXANDER: -- next case.

ANDREA HICKEY: Right. I don't think they probably know or want us listening to their conversation. Is there a way to reach them? Oh, they're gone. It resolved. Thank you, Mr. Chair.

CONSTANTINE ALEXANDER: Okay, thank you. Okay. Going back again, the Chair will call Case Number 151512 --

38 Cameron Avenue. Anyone wishing to be heard on this matter?

KIRIN KACHROO-LEVINE: Mr. Chair, my name is Kirin Kachroo-Levine. I believe we sent a note to Olivia -- Ms. Ratay -- earlier tonight, asking to continue this matter to the following hearing, so we have an opportunity to get some feedback from the neighborhood members, as several of them reached out to us the day of the hearing.

And we would like to make sure that their concerns are heard.

CONSTANTINE ALEXANDER: Well, we would be willing to continue this case as a case not heard, which is good. What date did you have in mind that you would like to continue with that would work with our schedule?

KIRIN KACHROO-LEVINE: I believe the next meeting is January 6. I would tentatively -- I would tentatively propose that we continue to that date. We hope we can schedule a meeting with the neighbors prior.

CONSTANTINE ALEXANDER: We have no dates available for a continued case in January. Do you want to do it in February?

KIRIN KACHROO-LEVINE: What's the earliest date in

February?

OLIVIA RATAY: Tenth.

CONSTANTINE ALEXANDER: Tenth. Tenth of February.

KIRIN KACHROO-LEVINE: All right. February 10 it is.

CONSTANTINE ALEXANDER: Okay. All right, let me make a motion. And listen carefully to the terms of the motion.

The Chair moves that we continue this case until 6:00 p.m. on February 10 as a case not heard, which means that any five members of this Board can hear the case on that date -- subject to the following conditions:

The first condition is that you must sign a waiver of time for decision. Otherwise, relief would be automatically granted, and we don't do that. This waiver is a very simple document; it's one that the City uses for all of our continued cases.

But you must sign this document -- you must go or get in touch with the Inspectional Services Department and sign and return this continuum no later than 5:00 p.m. on a week from Monday. So that gives you plenty of time to get that waiver in. If you don't, the case will be dismissed.

Second, the posting sign which you have up there, though I must confess I never saw it, when it's there -- a new one must be put up.

You could put a new one with the new date and the new time, 6:00 p.m. on February 10, or you can take the existing sign and modify it with a magic marker, what have you, to put the new date and time in.

And then I would ask that you contact Maria Pacheco and -- as you did before -- send the photograph of the modified sign, or the new sign that's been posted.

And lastly, to the extent that you want to change or make new specifications, findings, plans, what have you, they must be in our file -- the Inspectional Services Department file -- no later than 5:00 p.m. on the Monday before February 10.

That's in order to give Board Members and members of the community at large the opportunity to see what you're now proposing, and to make an informed decision as to what's involved.

So Brendan, how do you vote?

BRENDAN SULLIVAN: Yes to the continuance.

CONSTANTINE ALEXANDER: Jim?

JIM MONTEVERDE: Jim Monteverde yes to the continuance.

CONSTANTINE ALEXANDER: Andrea?

ANDREA HICKEY: Andrea Hickey yes in favor of the continuance.

CONSTANTINE ALEXANDER: Wendy?

WENDY LEISERSON: Wendy Leiserson yes in favor of the continuance.

CONSTANTINE ALEXANDER: Okay. And the Chair votes yes as well.

[All vote YES]

CONSTANTINE ALEXANDER: So this case has now been continued until February 10, subject to the conditions that I just went through. Thank you, sir, and we'll see you on February 10.

KIRIN KACHROO-LEVINE: All right. Thank you, Chairman. We'll follow-up with ISD and Ms. Ratay to make sure we file everything appropriately.

CONSTANTINE ALEXANDER: Thank you again. We haven't heard back from our friends.

BRENDAN SULLIVAN: Well, they're on mute, so --

OLIVIA RATAY: Yeah, I could --

BRENDAN SULLIVAN: Just go to the next one.

Pacheco, Maria

From: blair davissquarelofts.com <blair@davissquarelofts.com>
Sent: Thursday, December 16, 2021 5:43 PM
To: Pacheco, Maria
Cc: Singanayagam, Ranjit; Ratay, Olivia
Subject: BZA Case 151512 32 Cameron

Dear members of the Board of Zoning Appeals-

I am a property owner and manager at 88-102 Elmwood, Cambridge and One thru Five Tannery Brook ROW, direction across the street from the proposal.

I would love to see any proposal that increases the health, accessibility, value, and enjoyment of our neighborhood.
This is not one. I am opposed to the reduction of parking spaces at 38 Cameron for the expressed purpose of placing a 'wet lab' for the following reasons:

Parking:

- Neither city patrols or enforces parking on lower Elmwood. This 'no-man's land' on the Somerville/Cambridge border is a well-known area to park cars from out of state, or without plates, because there is no risk of ticketing and towing.
- Parking on Elmwood Street has already more precious and scarce in just this last year. The newly completed project at 11 Tannery (next to 38 Cameron) and the new Velo project at 95 Elmwood (also next to 38 Cameron) will be occupied soon. Velo was approved with no guest parking, no loading zone, and no waiting area for ride share or food delivery.
- Our parking lot at 88-102 is currently poached by contractors at 95 Elmwood and business visitor at 38 Cameron. We have recently been thrust into the unpleasant role of patrolling, confronting, and towing of illegally parked cars from our lot. This has been exacerbated in the last year with increased development activity on lower Elmwood in both cities.
- We have already been approached by tenants at 38 Cameron seeking to rent additional parking, stating that commercial property has insufficient parking. Regardless of theoretical planning studies and discussion, the real fact is that the tenants at this property has clearly communication that parking is lacking well before this application.
- If this application is approved by the City, it will burden us, needlessly causing further aggravation, conflict, and damages.

Planning:

- The installation of a 'wet lab' in a Pac Van trailer structure further cements the notion that neighborhood may never see the sidewalks, street trees, and lighting along this Elmwood elevation of the 38 Cameron property which has been envisioned by the planners in both cities.
- 38 Cameron, with frontage on Elmwood Street, is serviced by streets and infrastructure in the City of Somerville. This application should be also be reviewed by authorities in Somerville. Potential burdens created by this Cambridge approval, would bear directly upon Somerville.
- The applicant Meter Parts, has not been a responsible neighbor. As a relatively new tenant in 38 Cameron, Meter has already demonstrated disregard for neighborhood peace and quiet with their installation of a high pitched sounding exhaust fan which has been the source of complaints to city authorities. The police have been previously been called to help with enforcement. A higher appeal to state DEP is under consideration.
- There is no explanation of what activities occur in this 'wet lab'. Why can't these activities occur in the existing building? Why do they need to be segregated and placed outside of the existing building? This is obviously very worrisome.
- There has been no effort by the applicant for neighborhood outreach and education. This needlessly raises further doubts and concerns.

I am unable to attend tonite's meeting.
Will you please enter my comments into the record?

Thank you very much,

Blair Galinsky
617-592-7951
Davis Square Lofts/Davis Design

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2021 DEC 20 PM 3:20

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-151512.

Address: 38 Cameron Ave.

□ *Owner,* □ *Petitioner, or* □ *Representative:* Zachary Richards,
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The □ *Owner,* □ *Petitioner, or* □ *Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.*

Date: 12/20/2021

Signature [signature]

Pacheco, Maria

BZA - 15/5/2

From: Zachary Richards <zrichards@bohlereng.com>
Sent: Thursday, January 20, 2022 4:14 PM
To: Pacheco, Maria
Subject: ZBA Continuance - 38 Cameron Ave

Hi Maria,

We would like to request a continuance for the above mentioned project to the next available hearing after the February 10th hearing (current scheduled meeting date). Let me know if you need anything else. Thanks,

Zack

Zachary Richards, P.E.
Project Manager
45 Franklin Street, 5th Floor
Boston, MA 02110
o 617-849-8040 / zrichards@bohlereng.com
www.BohlerEngineering.com

BOHLER //

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Pacheco, Maria

From: Kristine Schroeder <kgschroeder3@aol.com>
Sent: Thursday, February 10, 2022 5:39 PM
To: Pacheco, Maria
Subject: Fwd: New Elmwood Street project

Maria,

Hi there! I apologize as I did not realize where I should submit public comments on the below project which is the topic of this evening's zoom call. I am in 11 Tannery Brook Row and do know that all 5 units in this building vehemently oppose this project from moving forward for the following primary reasons:

- Concerns over toxic chemicals and chemical vapors; additional noise from the fan
  - This is not the kind of work that should be done in a dense, residential neighborhood
- A VERY industrial installation, however temporary and portable, in an increasingly residential neighborhood. Will detract from the planned greening of this street by the new Velo building
- An eyesore
- Parking - That parking lot is already completely oversubscribed and each of those spots is a tandem, so the loss of each one is actually two
  - I know they've said they've secured additional parking, but it's far enough away, their employees aren't likely to use it and will just flood the already crowded residential neighborhood with more cars than can be handled.
- They don't REALLY need it. They apparently are trying to avoid using Greentown Labs' space because it's too far. Easily bikeable, driveable and even walkable.....and it's what they do.

If you have any questions, happy to organize a meeting to share more. Thank you!
Kristine

-----Original Message-----
From: Susie Purcell <susanpurc@gmail.com>
To: Kristine Schroeder <kgschroeder3@aol.com>
Sent: Thu, Dec 16, 2021 9:13 pm
Subject: Fwd: New Elmwood Street project

Sent from my iPhone

Begin forwarded message:

> **From:** "blair davissquarelofts.com" <blair@davissquarelofts.com>
> **Date:** December 16, 2021 at 12:40:50 PM EST
> **To:** Patricia Washienko <pwashienko@mac.com>, Dave <dcasavant@gmail.com>
> **Cc:** Susie Purcell <susanpurc@gmail.com>
> **Subject: RE: New Elmwood Street project**
>
> Sorry that I am unable to attend tonite.
> I hope to draft and submit a letter today.
>
> **From:** Patricia Washienko <pwashienko@mac.com>
> **Sent:** Thursday, December 16, 2021 12:15 PM
> **To:** Dave <dcasavant@gmail.com>; blair davissquarelofts.com <blair@davissquarelofts.com>

Cc: Susie Purcell <susanpurc@gmail.com>
Subject: Fwd: New Elmwood Street project

Dave and Blair —

I don't know if I'll be able to attend / virtually participate at the BZA hearing tonight. Please feel free to state that I (as a Trustee) also share your concerns.

Patty

Sent from my iPad

Begin forwarded message:

> **From:** Michael Brandon <mjbrandon@gmail.com>
> **Date:** December 16, 2021 at 10:02:55 AM EST
> **To:** "blair davissquarelofts.com" <blair@davissquarelofts.com>
> **Cc:** Larry Singer <larry.joel.singer@gmail.com>, Francois Ward <fward@hey.com>, Benjamin Sparrow <sparrow.b@gmail.com>, paulshaskan@mac.com, "A. J. Camelio" <ajcamelio@gmail.com>, Susie Purcell <susanpurc@gmail.com>, Patricia Washienko <pwashienko@mac.com>, Dave <dcasavant@gmail.com>, Nagahiro@cbtarchitects.com, "David P. Roy" <campdbp@aol.com>, tina.prevost@howardstreetlofts.com, Sarah Menard <sarahjeanmenard@gmail.com>
> **Subject: Re: New Elmwood Street project**
>
> Hi again, Blair --
>
> Thanks for sharing your thoughts here and for taking my phone call and agreeing to submit written comments to the Cambridge Board of Zoning Appeal before tonight's remote public hearing on Case No. 151512, the "wet lab" trailer proposal for 38 Cameron Ave (aka 87 Elmwood Street). Neighbors who have concerns or objections should email them asap to the Cambridge BZA via board secretary Maria Pacheco <mpacheco@cambridgema.gov> with copies to inspectional services commissioner Ranjit Singanayagam <ranjits@cambridgema.gov> and zoning associate Olivia Ratay <oratay@cambridgema.gov>.
>
> As I mentioned, I'm exploring the possibility of postponing tonight's virtual public hearing to allow for better advance notice and outreach to you and other affected neighbors. (I'll keep you posted about that via email.) Stakeholders who attend the remote public hearing are normally allowed up to three minutes each to comment on the application for zoning relief, and I hope you and other Davis Square Lofts condo owners can attend and participate. As the attached memo from the Cambridge transportation department indicates, the proposed project may offer an opportunity to negotiate streetscape improvements on lower Elmwood Street such as additional sidewalks and landscaping if the zoning permit is granted.
>
> Later,
>
> *Michael*
>
> **Michael Brandon, Clerk**
> **North Cambridge Stabilization Committee**
> **About the NCSC**
> **Tel. 617-864-3520 (voice only)**
>
> On Tue, Dec 14, 2021 at 6:44 PM blair davissquarelofts.com <blair@davissquarelofts.com> wrote:
>
> > Hi Michael-
> >
> > I appreciate your stewardship as chair of the North Cambridge Stabilization Committee. You have far more faith in the public permitting process than I.
> >
> > This communication is solely my voice alone, as a property owner, and taxpayer in both

Somerville and Cambridge. I am not speaking on behalf of the broader Davis Square Lofts community or anyone else addresses here.

After several years of attempting to engage neighboring developers, officials, and planners from both Somerville and Cambridge to participate in a master planning exercise for lower Elmwood Street, neither city maintains, monitors, or enforces any specific planning policy for lower Elmwood.

I am resigned to accept that our visions and our voices do not matter.

There is no other plausible reason to explain why the following parties have not responded affirmatively to help plan, mitigate, and enforce improvement activities in this "no-man's land":

- Somerville planner Sarah Lewis forwarded our latest concerns to Somerville Inspectional Services. No further reply.
- Mayor-elect Katjana Ballantyne said that our concerns are with Cambridge, who has governing jurisdiction.
- The developers and other property owners along Elmwood are not engaging in dialogue. The applicant of this current permit has not attempted any neighborhood outreach.
- Cambridge Inspectional Services(Jacob Lazzara and Ranjit Singanayagam), Cambridge DPW (Owen O'Riordan), and Cambridge City Manager (Louis DePasquale) and the developer of Velo have all been absent and silent on all of our Elmwood Street concerns.

Doug Bell and I have spent countless hours and thousands of dollars on this futile Elmwood enhancement effort. It would be foolish to continue to spend time and money without anyone of standing who listens or cares.

I am opposed to the reduction of parking spaces at 38 Elmwood for the expressed purpose of placing a 'wet lab' for the following reasons:

Parking:

- Parking is becoming more precious and scarce. The new Velo project at 95 Elmwood does not have adequately designed parking to serve the large number of proposed residential occupants.
- Neither city patrols or enforces parking on lower Elmwood.
- Our parking lot is poached by visiting contractors at 95 Elmwood and business visitor at 38 Cameron. It will only get worse with occupancy of Velo.
- We have already been approached by tenants at 38 Elmwood seeking additional parking, saying that the building currently has insufficient parking.

Planning:

- The installation of a 'wet lab' in a Pac Van trailer structure further cements the notion that we may never see sidewalks, street trees, and lighting along this Elmwood elevation of the 38 Cameron property.
- The applicant Meter Parts, has not been a good neighbor. As a relatively new tenant in 38 Cameron, they have already demonstrated disregard for neighborhood peace and quiet with their installation of a high pitched sounding exhaust fan which has been the source of complaints to city authorities. A higher appeal to state DEP may be necessary.
- There is no explanation of what activities occur in this 'wet lab'. Why can't these activities occur in the existing building? Why do they need to be segregated and placed outside of the existing building? This is obviously very worrisome.

I acknowledge this is an important issue, however I am extremely busy on other pressing matters and cannot afford to invest further time and resources on this out-of-place SP

application when the planners and permitting board have thus far been unwilling to listen, review and plan. I hope that you and others can persevere where I have failed.
Owners in our Davis Square Lofts community may chose to participate in this dialogue, but the time to be heard individually, or as a group, is running out in a matter of hours.
Thanks for all you do for the greater neighborhood Michael.

From: Michael Brandon <mjbrandon@gmail.com>
Sent: Monday, December 13, 2021 1:30 PM
To: blair davissquarelofts.com <blair@davissquarelofts.com>
Cc: Larry Singer <larry.joel.singer@gmail.com>; Francois Ward <fward@hey.com>; Benjamin Sparrow <sparrow.b@gmail.com>; paulshaskan@mac.com; A. J. Camelio <ajcamelio@gmail.com>; Susie Purcell <susanpurc@gmail.com>; Patricia Washienko <pwashienko@mac.com>; Dave <dcasavant@gmail.com>; nagahiro@cbtarchitects.com; David P. Roy <campdbp@aol.com>; tina.prevost@howardstreetlofts.com; Sarah Menard <sarahjeanmenard@gmail.com>
Subject: New Elmwood Street project

Hi, Blair --

Please phone me regarding the attached zoning permit application for 36-38 Cameron Ave., which proposes to reduce the number of off-street parking spaces and install a mobile "wet lab" trailer in the Elmwood Street yard setback.

The public hearing before the Cambridge Board of Zoning Appeal is scheduled for Thursday. Did you and other Davis Lofts abutters receive mailed notice?

Regards,

Michael

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520 (voice only)

<38 Cameron Meter SP TPTD memo.pdf>

* * * * *

(7:25 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan, Andrea A. Hickey, Wendy Leiserson, and Jim Monteverde

BRENDAN SULLIVAN: The Board will hear Case No. 151512 -- 38 Cameron Ave. Is there anybody on the line to speak on this matter?

KIRIN KACHROO-LEVINE: Hello.

BRENDAN SULLIVAN: Mr. Richards? Yes.

KIRIN KACHROO-LEVINE: Hi. I'm here representing Meter Parts.

BRENDAN SULLIVAN: Okay. And if you could introduce yourself for the record.

KIRIN KACHROO-LEVINE: My name is Kirin Kachroo-Levine.

BRENDAN SULLIVAN: Okay.

KIRIN KACHROO-LEVINE: So we are requesting a continuance to the next continued cases hearing. And we advised Olivia in advance, and she said we needed to come to request it in person.

So at our original date in December, we received

some feedback from neighbors on the day of the hearing. Subsequently, we scheduled a neighborhood meeting to get feedback from more neighbors. They raised a number of questions and concerns.

And so our intention is to have a subsequent neighborhood meeting where we have a chance to present revised plans and respond prior to appearing at the Board.

BRENDAN SULLIVAN: Great. This is a case not heard, so any five Members can sit on it. The earliest date would be May 5.

CONSTANTINE ALEXANDER: April 28?

BRENDAN SULLIVAN: Well, we should have given that to Mr. Glassman. All right. So May 5. On the motion, then, to continue this matter to May 5, 2022, on the condition the petitioner change the posting sign to reflect the new date, May 5, 2022 and the new time at 6:00 p.m.?

That any new submittals, different from what's in the file already be in the file by 5:00 p.m. on the Monday prior to the May 5 date.

That a correspondence also attach such changes to any submittals. Anything else to add? So the waiver of statutory requirement has been signed.

On the motion, then, to continue, Andrea are you still on this, or --

ANDREA HICKEY: I'm here if you need me, either way.

BRENDAN SULLIVAN: All right. Mr. Alexander, on the motion to continue?

CONSTANTINE ALEXANDER: I vote in favor.

BRENDAN SULLIVAN: Andrea Hickey?

ANDREA HICKEY: Yes, in favor.

BRENDAN SULLIVAN: Wendy?

WENDY LEISERSON: Yes, in favor.

BRENDAN SULLIVAN: Jim Monteverde?

JIM MONTEVERDE: I vote in favor.

BRENDAN SULLIVAN: Brendan Sullivan in favor, so the matter is continued until May 5, 2022 at 6:00 p.m.

ANDREA HICKEY: Mr. Chair, if we could just confirm for the record that it's continued as a case not heard?

BRENDAN SULLIVAN: A case not heard, correct.

JIM MONTEVERDE: Right.

ANDREA HICKEY: Thank you.

KIRIN KACHROO-LEVINE: All right. Thank you.

BRENDAN SULLIVAN: Thank you, sir. Andrea, are you here for the remaining evening, or --

ANDREA HICKEY: I had not planned to be, so my plans have changed. So if I'm needed, I can stay. If I am not needed. I will bow out.

BRENDAN SULLIVAN: Always needed. Always needed. Goes without saying. Thank you.

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2 Boards

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: MADISON FINN **Date:** 4/19/22
(Print)

Address: 38 Cameron Ave.

Case No. BZA-151512

Hearing Date: 5/5/22

Thank you,
Bza Members

Pacheco, Maria

From: Adam Dash <dash@adamdashlaw.com>
Sent: Monday, May 2, 2022 12:02 PM
To: Ratay, Olivia
Cc: Kirin Kachroo-Levine; Zachary Richards; Pacheco, Maria
Subject: Re: Cambridge Board of Zoning Appeal (BZA): 05/05/22 Hearing Instructions

Categories: Red Category

Maria,

As attorney for Applicant Meter Parts Inc., I hereby request a continuance of the May 5 hearing on BZA case number 151512.

If you need me to appear on May 5 to request the continuance, I can do that. Please let me know if I need to do that.

Best,

Adam Dash, Esq.
Adam Dash & Associates
48 Grove Street, Suite 304
Davis Square
Somerville, MA 02144
(617) 625-7373 phone
(617) 625-9452 fax

This communication is intended only for the use of the individual or entity named as the addressee. It may contain information that is privileged and/or confidential. If you are not the intended recipient, any dissemination, copying or disclosure of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately at (617) 625-7373 or via return Internet e-mail and delete this communication without making any copies.

From: Ratay, Olivia <oratay@cambridgema.gov>
Sent: Monday, May 2, 2022 11:59 AM
To: Adam Dash <dash@adamdashlaw.com>
Cc: Kirin Kachroo-Levine <kirin@lumafield.com>; Zachary Richards <zrichards@bohlereng.com>; Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: RE: Cambridge Board of Zoning Appeal (BZA): 05/05/22 Hearing Instructions

Adam,

If you would like to continue BZA—151512, please email Maria with a formal request for continuance. Thanks.

Regards,

Olivia Ratay
Inspectional Services
617-349-6110

Pacheco, Maria

From: DeAngelo, James
Sent: Monday, June 27, 2022 4:25 PM
To: Pacheco, Maria
Subject: FW: Cambridge Board of Zoning Appeal (BZA): 06/30/22 Hearing Instructions

From: Adam Dash <dash@adamdashlaw.com>
Sent: Monday, June 27, 2022 4:20 PM
To: DeAngelo, James <JDeAngelo@cambridgema.gov>
Subject: Cambridge Board of Zoning Appeal (BZA): 06/30/22 Hearing Instructions

---

From: Adam Dash <dash@adamdashlaw.com>
Sent: Monday, June 27, 2022 4:18 PM
To: Ratay, Olivia <oratay@cambridgema.gov>
Subject: Cambridge Board of Zoning Appeal (BZA): 06/30/22 Hearing Instructions

Olivia,

Regarding the application of Meter Parts, Inc. for 36-38 Cameron Avenue, which is scheduled to be before the BZA on June 30, my client wishes to withdraw this application. I can appear on June 30 to formally request the withdrawal, if need be.

The BZA had stated that we could not have any further continuances when we last saw them, so we will withdraw the application.

Best,

Adam Dash, Esq.

Adam Dash & Associates
48 Grove Street, Suite 304
Davis Square
Somerville, MA 02144
(617) 625-7373 phone
(617) 625-9452 fax

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---

11 Tannery Brook Row Condominium Association
11 Tannery Brook Row, Unit 5
Somerville, MA 02144

May 3, 2022

Via Electronic and First-Class Mail
mpacheco@cambridgema.gov

Re: **BZA Case 151512 – 38 Cameron:**
Petition to Reduce the Number of Parking Spaces (Below the Required Minimum) for Purposes of Installing a Wet Lab
Opposition from Residential Abutters

Dear Chair Alexander and Members of the Cambridge Board of Zoning Appeal:

This case arises out of a petition filed by Cameron-Elmwood Realty, LLC, on behalf of its ground floor tenant, Meter Parts, Inc. (Meter). The petition seeks to reduce the number of required parking spaces (below the minimum) for the current use. In addition, the petition seeks a special permit to install a trailer that will house a wet lab within which Meter employees will handle organic compounds that are potentially volatile including solvents (toluene, heptane, and octane) and four acrylates (isobornyl acrylate, lauryl acrylate, lauryl methacrylate and trimethylolpropane triacrylate (TMPTA)). These chemicals will be stored in the proposed wet lab – and are potentially toxic, carcinogenic, and highly flammable. Further, they have the potential to cause odors.

The signatories to this letter are abutters to 38 Cameron (on the north side) including the small parking lot at issue. We respectfully oppose the petition before this Board and ask that it be denied. If approved, the proposed wet lab will be a few feet away from our home. Fumes from the wet lab will enter our homes through the many windows facing the site. In addition, the suggested venting is likely to be noisy throughout the day when many of us work remotely.

This is a residential neighborhood with single family homes, multi-unit dwellings, and condominiums on all sides of 38 Cameron. A wet lab in this neighborhood is inappropriate and possibly dangerous. In addition, reducing parking in a congested area with very limited parking currently makes no sense. The articulated purposes of the Cambridge Zoning Ordinance (Ordinance) include "to lessen congestion in the streets; conserve health; secure safety from fire, flood, panic and other danger; to provide adequate light and air; to prevent overcrowding of land . . ." It is already difficult to park in our neighborhood. There is a new residential building being built on the south side of 38 Cameron with 34 new residential units (95 to 99 Elmwood). It is our understanding that there will not be spaces for guests, so the already tough situation is going to get worse. In fact, if approved, the proposed petition would create conditions that are totally at odds with the above stated purposes of the Ordinance.

Additional purposes of the Ordinance is to "conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment; to encourage the most rational use of the land throughout the city, including appropriate economic development, the protection of neighborhoods from incompatible activities . . .". If approved, this petition will actually lessen the value of land and buildings (the proposed wet lab will be in a trailer), create a blight (the trailer) and will not protect our residential neighborhood from incompatible activities (toxic chemical storage).

For the reasons set forth above, we respectfully request that the City of Cambridge Board of Zoning Appeal deny the petition submitted by Cameron-Elmwood Realty. Thank you.

Sincerely,

11 Tannery Brook Row Condominium Association:

Robert and Laura Peabody
Andrew Alexander
Robert Digiorgio
Larry Piazza
Kristine Schroeder
Taimur Shah

PAC VAN, INC.
10x32 OFFICE
SITE ADDRESS

TOP SHELF
38 CAMERON AVENUE
CAMBRIDGE, MA 02140

MASSACHUSETTS

CODES:
2020 NATIONAL ELECTRIC CODE
9TH EDITION OF 780-CMR MASSACHUSETTS STATE BUILDING CODE
(2015 INTERNATIONAL BUILDING-MECHANICAL)
2018 INTERNATIONAL ENERGY CONSERVATION CODE
248 CMR UNIFORM STATE PLUMBING CODE
521 CMR MASSACHUSETTS STATE HANDICAP GUIDELINES

SUBMITTAL TYPE: 3RD PARTY /STATE SEAL

MANUFACTURE INFORMATION:

MANUFACTURER:	AGM STRUCTURES, LLC
PLANT ADDRESS:	21240 PROTECTA DRIVE ELKHART, IN 46516
PLANT PHONE:	(574) 226-0773
MANUFACTURE NUMBER:	760
EXP. DATE OF CURRENT CERTIFICATION:	5/26/2022

THIRD PARTY INFORMATION:

3RD PARTY AGENCY:	T.R. ARNOLD AND ASSOCIATES
ADDRESS:	4703 CHESTER DRIVE ELKHART, IN 46516
PHONE:	(574) 264-0745
3RD PARTY AUTHORIZATION NUMBER:	TPIA #3
EXP. DATE OF CURRENT AUTHORIZATION:	4/30/2022

PROJECT NAME/MODEL /ID#:

MODEL:	10X32 OFFICE
BUILDING SIZE:	9'-9" X 28'-0"
SERIAL NUMBER:	21-0663

BUILDING INFORMATION:

USE GROUP:	"B"
CONSTRUCTION TYPE:	"V-B" UNPROTECTED
SQUARE FEET:	273
CUBIC FEET:	2,184
OCCUPANT LOAD:	3
STORIES /HEIGHT:	1/13'-0" HIGH (APPOX.)
FIRE ALARM SYSTEM:	N/A
FIRE SUPPRESSION SYSTEM:	N/A

DESIGN LOADS: (SEE SHEET CV2)

HEATING SYSTEM:

HVAC SYSTEM FUEL:	ELECTRIC
VENTING SYSTEM:	INTEGRAL TO HVAC UNIT

EXTERIOR ENVELOPE AND THERMAL PERFORMANCE:
PLEASE SEE ENVELOPE CALCULATIONS ATTACHED

MASSACHUSETTTS NOTES

1. PRIOR TO BUILDING BEING SET THE LOCAL BUILDING OFFICIAL MUST BE NOTIFIED A MINIMUM 48 HOURS IN ADVANCE. THE LOCAL AUTHORITY MUST INSPECT ALL SITE CONNECTIONS. THE INSPECTOR MAY REQUIRE REMOVAL OF ELEMENTS THAT CONCEAL SITE CONNECTIONS IF THE CONNECTIONS HAVE BEEN CONCEALED PRIOR TO INSPECTION.

DRAWING INDEX

SHEET	DESCRIPTION
CV1	COVER SHEET
CV2	GENERAL NOTES
CV3	DESIGN LOADS
SP1-SP2	SPECIFICATIONS
F1	FOUNDATION PLAN
A1	FLOOR PLAN
A2	EXTERIOR ELEVATIONS
E1	ELECTRICAL PLAN
E2	ELECTRICAL DETAILS
M1	MECHANICAL PLAN
S1	CROSS SECTION
S2	STRUCTURAL DETAILS

COMMONWEALTH OF MASSACHUSETTS
PIN-SHI PETER LEE
CIVIL
No.35184
REGISTERED PROFESSIONAL ENGINEER
Sep. 22, 2021

FOR STATE USE ONLY

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4703 Chester Drive
Elkhart, IN 46516
State(s) MASSACHUSETTS
Accredited Evaluation and Inspection Agency
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AGM STRUCTURES
AGM Structures
21240 Protecta Drive
Elkhart, IN 46516
Phone: (574) 226-0773
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SCALE: AS NOTED		CUSTOMER: PAC VAN, INC.		SHEET DESCRIPTION: COVER PAGE	PRINT DATE: 9/17/21
SERIAL NUMBER: 21-0663	MODEL: 10x32 OFFICE	QUOTE NUMBER: 21-1263-2	PLAN APPROVAL #: BBRS-XXXXXXX		DRAWN BY: BB

DRAWING NUMBER: CV1

GENERAL NOTES

1. THIS BUILDING IS NOT TO BE LOCATED IN AREAS THAT EXCEED THOSE LISTED IN THE DESIGN CRITERIA SECTION OF THESE PLANS. THIS NOTE SHALL ALSO BE ON DATA PLATE OF BUILDING.
2. APPROVED LABEL AND DATA PLATE LOCATED ON EXTERIOR OF ELECTRICAL PANEL DOOR.
3. THE MANUFACTURE ASSUMES NO RESPONSIBILITY FOR COMPLIANCE TO ANY CODES (STATE OR LOCAL) OTHER THAN THE CODES LISTED ON THIS PAGE. ADDITIONAL APPROVALS, PERMITS, INSPECTIONS, ETC. ALONG WITH ASSOCIATED FEES ARE TO BE ACCOMMODATED BY THE DEALER OR OWNER OF THE BUILDING.
4. A MINIMUM FIRE SEPARATION DISTANCE OF MORE THAN 10 FEET IS REQUIRED BETWEEN THE BUILDING AND INTERIOR LOT LINES. THE CENTER OF THE STREET OR PUBLIC WAY OR AN IMAGINARY LINE BETWEEN TWO BUILDINGS ON THE SAME PROPERTY, PER TABLE 602.
5. THIS STRUCTURE IS A STAND ALONE BUILDING.
6. THIS BUILDING SHALL BE INSTALLED ABOVE THE FLOOD HAZARD LEVEL.
7. EXTERIOR DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE.
8. ALL GLAZING IN MEANS OF EGRESS DOORS AND ADJACENT TO A DOOR WITHIN A 24" ARC OF ENTIRE VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION SHALL BE SAFETY GLAZED.
9. INTERIOR FINISHES MAXIMUM FLAME SPREAD RATING PER APPLICABLE CODE.
10. RESTROOM WALLS TO BE FINISHED WITH A SMOOTH, WATERPROOF, NONABSORBENT, CLEANABLE MATERIAL.
11. A CDX PLYWOOD COMPRESSION STRIP MINIMUM 1/2"x2-1/4" WILL BE ATTACHED ABOVE ALL TOP PLATES AT LOAD BEARING WALLS ONLY. STRIP IS TO PREVENT CEILING MATERIAL FROM BEING BETWEEN LOAD BEARING COMPONENTS.
12. PLYWOOD COMPRESSION STRIP MINIMUM 1/4"x2" WILL BE ATTACHED BELOW ALL BOTTOM PLATES AT LOAD BEARING WALLS ONLY. STRIP IS TO PREVENT CARPETING FROM BEING BETWEEN LOAD BEARING COMPONENTS.
13. IF REQUIRED FIRE EXTINGUISHER(S) ARE TO BE PROVIDED AND INSTALLED AT SITE BY CSL.
14. ALL NMC CABLE SHALL BE CONCEALED WITHIN WALLS, FLOORS OR CEILING THAT PROVIDE A THERMAL BARRIER OF MATERIAL THAT HAS AT LEAST A 15 MINUTE FINISH RATING AS IDENTIFIED IN LISTINGS OF FIRERATED ASSEMBLIES.
15. WOOD FLOOR FRAMING AND EXTERIOR WALL SHEATHING WITHIN 8 INCHES OF EXTERIOR GRADE AND/OR WITHIN 18 INCHES OF EXPOSED GROUND IN CRAWL SPACE SHALL BE NATURALLY DURABLE WOOD OR PRESERVATIVELY TREATED PER IBC 2304.11.2.
16. CONTINUOUS AIR BARRIER ACCOMPLISHED BY APPLYING GLUE TO TOP AND BOTTOM PLATES, GLUED SHEATHING AND TAPED HOUSE WRAP.
17. ALL SOURCES OF AIR LEAKAGE IN BUILDING THERMAL ENVELOPE TO BE SEALED, CAULKED, GAZETTED, WEATHER STRIPPED OR WRAPPED WITH MOISTURE VAPOR-PEREABLE WRAPPING TO MINIMIZE AIR LEAKAGE. AIR LEAKAGE AT MATE-LINES TO BE ADDRESS AT SITE BY OTHERS.
18. THE BUILDING EXTERIOR AND THE FACILITIES WITHIN THE BUILDING SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. (SIGNAGE SUPPLIED AND INSTALLED BY CSL)
19. REQUIRED ACCESSIBLE ENTRANCES SHALL BE PROVIDED WITH ACCESSIBLE BUILDING APPROACHES PER APPLICABLE CODES. (PROVIDED AND INSTALLED BY CSL).
20. DOOR THRESHOLDS SHALL BE NO MORE THAN 1/2 INCH MAXIMUM IN HEIGHT AND WITH BEVELED EDGES. THE BEVEL SHALL NOT BE MORE THAN ONE VERTICAL UNIT TO TWO HORIZONTAL UNITS PER THE ACCESSIBILITY CODE.
21. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MIN. AND 48 INCHES MAX. ABOVE THE FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
22. CONTROLS AND OUTLET MOUNTING HEIGHTS SHALL BE IN ACCORDANCE WITH THE ACCESSIBILITY CODE.
23. ADEQUATE ACCESSIBLE RESTROOM FACILITIES AT SITE BY CSL WITHIN 500' OF NEW STRUCTURE.
24. COMMISSIONING PLAN, IF REQUIRED, PROVIDED BY CSL.

T.R ARNOLD & ASSOCIATES, INC.
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Elkhart, IN 46516
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Sep. 22, 2021

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SCALE:		CUSTOMER:		SHEET DESCRIPTION:	PRINT DATE:	DRAWING NUMBER
AS NOTED		PAC VAN, INC.		GENERAL NOTES	9/17/21	CV2
SERIAL NUMBER: 21-0663	MODEL: 10x32 OFFICE	QUOTE NUMBER: 21-1263-2	PLAN APPROVAL #: BBRS-XXXXXXX		DRAWN BY: BB	

DESIGN LOADS

FLOOR LIVE LOAD: 50 PSF

FLOOR DEAD LOAD: 10 PSF

ROOF DESIGN LIVE LOAD: 30 PSF

ROOF DEAD LOAD: 20 PSF

CLIMATE ZONE: 5a

ROOF SNOW LOAD

Pf = (0.7) * (Ce) * (I) * (Ct) * (Pg)

EXPOSURE FACTOR	Ce = 1.0
IMPORTANCE FACTOR	I = 1.0
THERMAL FACTOR	Ct = 1.1
GROUND SNOW LOAD	Pg = 40 PSF
ROOF SNOW LOAD	30.8 PSF

SHIPPING INFORMATION:

SHIPPING HEIGHT: 13'-0"

SHIPPING WIDTH: 10 FEET

SHIPPING LENGTH: 32 FEET

SHIPPING WEIGHT: 13783 Lbs

WIND DESIGN

WIND SPEED: 128 MPH 3 SECOND GUST

EXPOSURE: C

RISK CATEGORY: II

COMPONENTS/CLADDING:

ROOF:	A = 20ft²
ZONE 1:	-21.49 PSF
ZONE 2:	-33.11 PSF
ZONE 3:	-46.17 PSF
WALL:	A = 20ft²
ZONE 4:	-22.94 PSF
ZONE 5:	-27.59 PSF
OH:	
ZONE 2:	-31.80 PSF
ZONE 3:	-52.34 PSF

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SEISMIC DESIGN:

BUILDING FOOT PRINT: 273 SQ. FT.

BASIC SEISMIC-FORCE-RESISTING SYSTEM

LIGHT-FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS

ASSUMED SITE CLASS: D

SEISMIC DESIGN CATEGORY: B

DESIGN BASE SHEAR: V = Cs * W = 384 LBS.

COEFFICIENTS:

SPECTRAL RESPONSE Sds = 0.230

SPECTRAL RESPONSE Sd1 = 0.110

SITE SPECTRAL RESPONSE Ss = 0.216

SITE SPECTRAL RESPONSE S1 = 0.069

SEISMIC RESPONSE Cs = 0.035

SEISMIC IMPORTANCE I = 1.0

RECOMMENDED UNIFORM ROOF LIVE LOADS FOR SHEATHING AND STURD-I-FLOOR* WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS

SPAN RATING	PANEL THICKNESS (INCH)	MAXIMUM SPAN (INCH)		ALLOWABLE LIVE LOADS (PSF) SPACING OF SUPPORTS O.C.	
		WITH EDGE SUPPORT (A)	WITHOUT EDGE SUPPORT	16 (INCH)	24 (INCH)
*RATED SHEATHING					
16/0	5/16, 3/8	16	16	30	-
20/0	5/16, 3/8	20	20	50	-
24/0	3/8, 7/16, 15/32, 1/2	24	20 (B)	100	30
24/16	7/16, 1/2	24	24	100	40
40/20	19/32, 5/8	48	32	305	130
* RATED STURD-I-FLOOR					
16 O.C.	19/32, 5/8, 21/32	24	24	100	40
20 O.C.	19/32, 5/8, 3/4	32	32	150	60
24 O.C.	11/32, 23/32, 3/4	40	36	240	100

NOTES:

A. EDGE SUPPORT = T+G EDGES. PANEL EDGE CLIPS CONE BETWEEN EACH SUPPORT. EXCEPT TWO BETWEEN SUPPORTS 48" O.C.). LUMBER BLOCKING OR OTHER.

B. 24" FOR 15/32" AND 1/2" PANELS

10 PSF DEAD LOAD ASSUMED

* RATINGS BASED ON TEST RESULTS FROM ANY NATIONALLY RECOGNIZED TESTING AGENCY.

FLAME SPREAD RATINGS FOR INTERIOR FINISHES

MATERIAL	FLAME SPREAD
WALL COVERINGS:	
GYPSUM	CLASS A
FRP GYPSUM	CLASS A
VINYL GYPSUM	CLASS A
WOODGRAIN PANELING	CLASS C
CEILING FINISHES:	
PREFINISHED GYPSUM	CLASS A
T-GRID SUSPENDED CEILING	CLASS B
DUCTWORK:	
FIBERGLASS DUCT BOARD	CLASS A

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SCALE: AS NOTED		CUSTOMER: PAC VAN, INC.		SHEET DESCRIPTION: DESIGN LOADS	PRINT DATE: 9/17/21
SERIAL NUMBER: 21-0663	MODEL: 10x32 OFFICE	QUOTE NUMBER: 21-1263-2	PLAN APPROVAL #: BBRS-XXXXXXX		DRAWN BY: BB

DRAWING NUMBER: CV3

STATE SUBMITTALS AND LABELS

Massachusetts:	3rd Party and State Approval and labels with 3rd party inspection with PE Sealed Plans

FRAME

Main I-beam:	M10x8 I-Beam (ASTM A36) (Fy=36ksi)
Cross member:	3" C-Channel crossmemeber w/13ga formed steel outrigger @ 48" O.C.
Note:	Solid rear cross member
Hitch:	Detachable w/ 2 5/16" cup and jack
Axles:	2 w/brakes, 6-Multi-Leaf springs underslung (Single tandem)
Note:	75 1/2" spring centers
Tires:	New 14-Ply
Paint:	Min 3 mil black asphalt
Tie Downs:	Frame ties, if required, on site by others

FLOOR

Covering:	1/8" vinyl composition tile w/one coat of wax (Color = To Be Selected)
Bottom board:	Woven plastic insulation support
Insulation:	R-21 un-faced fiberglass
Joists:	2x6 #2 spf equal or better @ 16" O.C. (Transverse)
Rim joist:	2x6 #2 spf equal or better
Decking:	3/4" (23/32") T&G Douglas Fir Plywood 16" O.C. min. span index

WALLS

A → Wall covering:	7/16" OSB laminated with Pebble Grain FRP (Class B/2 F.S.) (Color = White)

EXTERIOR

Studs:	2x4#2 spf @ 16" O.C. W/double top and single bottom plates
Wall height:	8'-0"
Insulation:	R-15 Kraft faced fiberglass batts
Sheathing:	1/8" structural thermo-ply (blue grade)
Siding:	.019 Aluminum (Color = To Be Selected)
Note:	Caulk all seams above doors and windows.
Skirting:	Skirting supplied and installed on site by others

Exterior Trim:

Trim:	.019 Aluminum (Color = To Be Selected)

INTERIOR

Studs:	2x4 stud grade spf @ 16" O.C. W/single top and bottom plates
Wall height:	8'-0"

Interior Trim:

Floor Base:	4" Vinyl cove base (Color = To Be Selected)
Wall Trim:	Plastic inserts at vertical seams and inside corners
Ceiling Cove:	1" PVC Crown
Door Trim:	Prefinished PVC casing
Window Trim:	Prefinished PVC casing

ROOF

Ceiling System:		1/2" prefinished gypsum w/vapor barrier Color: White
Ceiling Height:		8'-0"
Rafters:		Low Profile trusses @ 16" O.C.
Insulation:		R-38 insulation
Sheathing:		7/16" OSB 16/0 span index w/"Blaze Guard C"
Roofing:		.045 Black EPDM rubber roof Fully adhered
Gutters:		Standard J-Rail
→ Roof venting:	1	Powered screened gable vent to activate @ 60% relative humidity (50 CFM)
→ Roof venting:	2	Non-powered screened gable vent (16x4)

EXTERIOR DOORS

D1 → Door:	2	36x80 ins/steel door w/steel jambs Color: White
		drip cap, weather stripping, H/C threshold, Heavy duty Stay Chain
Lite Kits:	2	10"x10" Laminated Glass
Hardware:	2	Keyed Entry Lever (Grade 2)

INTERIOR DOORS

D2 → Door:	1	36x80 prefinished Vinyl hollow core wood door
Jambs:	1	frp jambs w/butterfly hinges
Hardware:	1	Passage lever set US32D (Grade 3)
Hardware:	1	Floor mount door stop (Factory Standard)

WINDOWS

W1 → Exterior Window:	7	Win-tech G78 46x27 horizontal slider w/DIG
		w/Low E, Argon, White vinyl frame, drip cap and Bug screen
		(U=0.29 SHGC=0.24 VT=0.53) (DP + 25/-25) (Air Infl. 0.11 cfm/sqft)

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SCALE: AS NOTED		CUSTOMER: PAC VAN. INC.		SHEET DESCRIPTION: SPECIFICATIONS	PRINT DATE: 9/17/21
SERIAL NUMBER: 21-0663	MODEL: 10x32 OFFICE	QUOTE NUMBER: 21-1263-2	PLAN APPROVAL #: BBRS-XXXXXXX		DRAWN BY: BB

DRAWING NUMBER: SP1

ELECTRICAL

Service:		120/240V single phase, 3 wire, 60hz w/ground
Load center:	1	12 circuit with main 100Amp breaker
Entrance:		1 1/2" EMT conduit stub thru floor
Raceway:		Min. #12 AWG MC cable
Lights:	4	1' x 4' L.E.D. Surface Mount Wrap W/Acrylic Lens
Exterior Lights:	2	120V 14W L.E.D. weatherproof exterior light
Misc.	2	12 Volt Tail Lights

Receptacles/Switches:		
		Color: White
Receptacles:	6	120V 20A duplex grounding type w/wall plate
GFI. WP. WR Receptacles:	1	120V 20A Black duplex weather resistant GFCI Protected w/WP HD in-use cover
Switches:	2	120V toggle type w/wall plate
Switches:	2	120V Occupancy Sensor switch w/manual override w/wall plate
Misc.:	2	2x4 Empty J-Boxes w/ cover and 1/2" conduit stubbed thru floor for phone/data
		(All Systems & Wiring to be installed on site by others)

HVAC

Heating:	1	10KW 240/208V electric resistant heat in wall hung unit
Cooling:	1	2-ton 240/208V single phase Bard wall hung unit (11.0 EER) (W24AB-A10)
Note:		For 208V service, change low voltage tap to 208
Thermostat	1	Single Stage Programmable
Ducts:		Fiberglass in roof for S/A
Diffusers:	4	12x12 White Grilles in ceiling
R/A Return Air:	1	24x14 through wall grille @ unit #RG-2
R/A Return Air:	1	Set 30x8 through wall grille above interior door

SPECIALTIES

Extinguisher:	If required, on site by others

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4703 Chester Drive
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PIN-SHI PETER LEE
CIVIL
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Sep. 22, 2021

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SERIAL NUMBER: 21-0663	MODEL: 10x32 OFFICE	QUOTE NUMBER: 21-1263-2	PLAN APPROVAL #: BBRS-XXXXXXX

SHEET DESCRIPTION: SPECIFICATIONS

PRINT DATE: 9/17/21

DRAWN BY: BB

DRAWING NUMBER: SP2

NOTE: THIS DRAWING IS NOT THE FINAL FOUNDATION DESIGN. THE PURPOSE OF THIS PLAN IS TO SHOW CALCULATED LOAD POINTS. THE ACTUAL DESIGN OF THE FOUNDATION MUST MEET LOCAL CODES AND SOIL CONDITIONS BY A REGISTERED PROFESSIONAL AND IS THE RESPONSIBILITY OF THE CSL OF THIS BUILDING. A SEPARATE FOUNDATION DRAWING SET MUST BE SUBMITTED TO THE LOCAL BUILDING DEPARTMENT.

NOTE: THE EXTERIOR BUILDING DIMENSIONS INDICATED ON THE FLOOR PLANS ARE FROM THE EXTERIOR SIDE OF STUD NOT INCLUDING FINISH OF EXTERIOR WALL. INTERIOR DIMENSIONS ARE FROM FINISH TO FINISH.

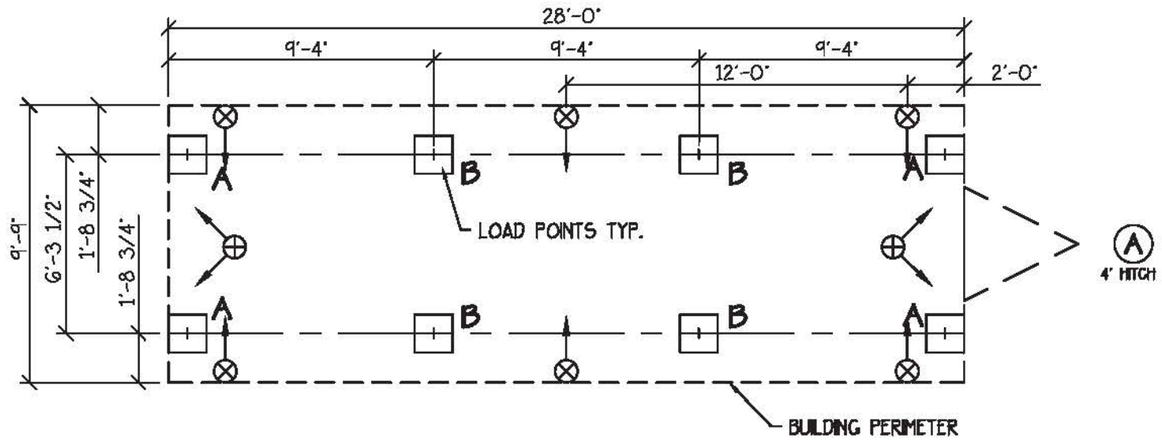
FOUNDATION NOTE:
1. ASSUMED SOIL BEARING 2000 PSF.
2. CONCRETE FOOTING DESIGNED TO 3000 PSI MINIMUM.
3. CRAWL SPACE VENTILATION PROVIDED ON SITE BY DEALER/CSL
4. CRAWL SPACE ACCESS PROVIDED ON SITE BY DEALER/CSL
5. TIE-DOWN STRAPS SHALL BE 1-1/4"x0.035" TYPE 1. FINISH B. GRADE 1 GALVANIZED STEEL STRAPPING NETTING ANSI 225.1 AND ASTM D3953 G60.

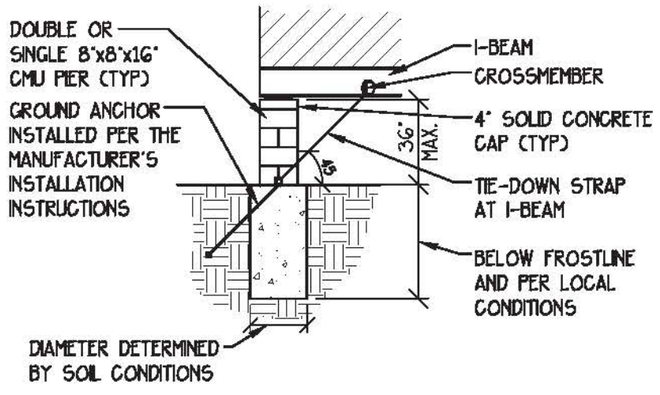
STRAP TO I-BEAM TYP.

SUGGESTED ANCHOR LOCATION TYP.

+ CONCRETE BLOCK FROM TOP OF PIER TO BOTTOM PERIMETER I-BEAM

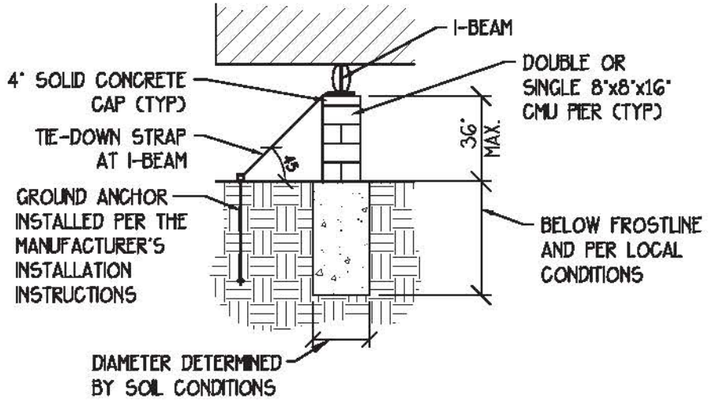
POINT LOADS		
SYMBOL	LOAD POINT IN KIPS	FOOTING SIZE
A	3.7	18" x 18"
B	6.5	24" x 24"





SUGGESTED LONGITUDINAL TIE-DOWN DETAIL

3/16"=1'-0"



SUGGESTED TIE-DOWN DETAIL

SCALE: NONE

FOUNDATION PLAN

SCALE: 3/16"=1'-0"

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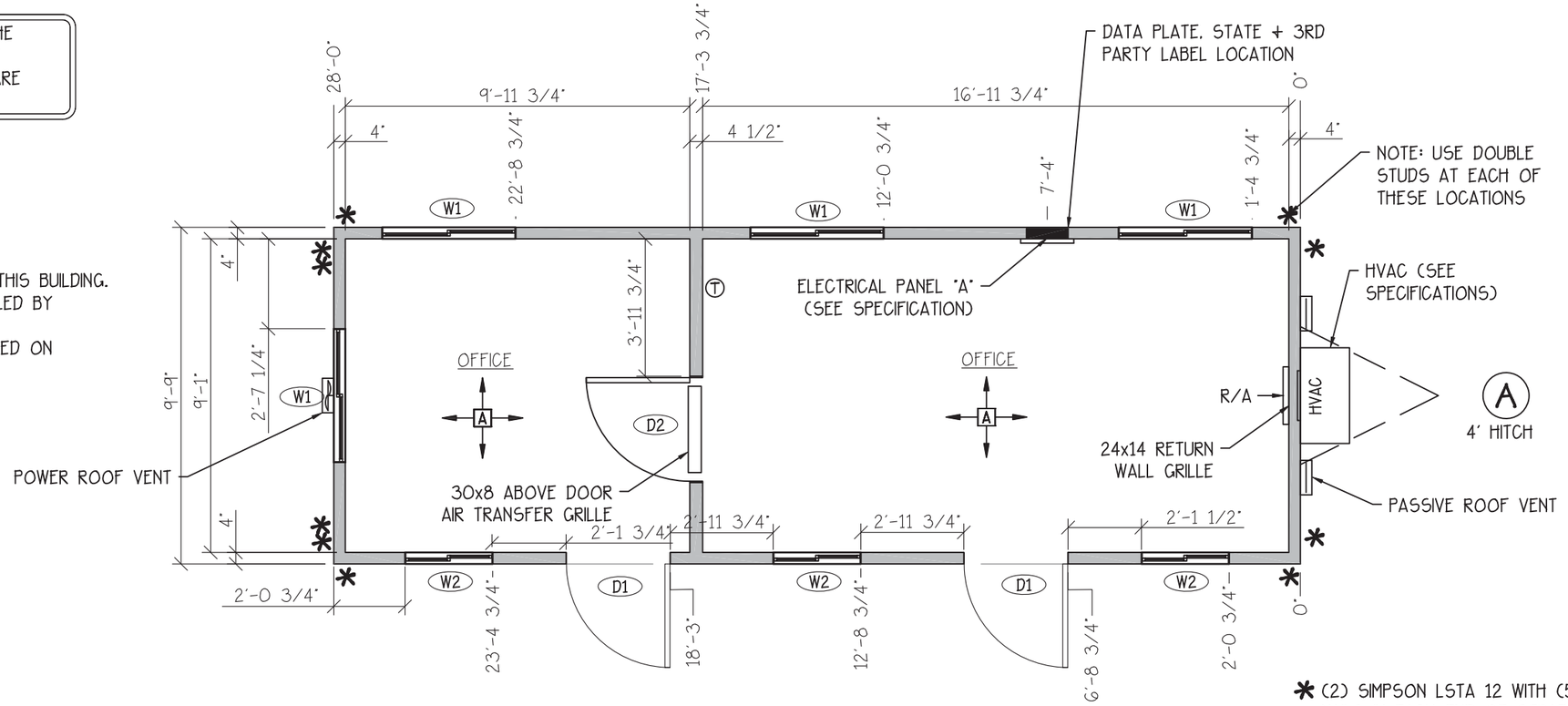
SERIAL NUMBER: 21-0663	MODEL: 10x32 OFFICE	QUOTE NUMBER: 21-1263-2	PLAN APPROVAL #: BBRS-XXXXXX		DRAWN BY: BB
					DRAWING NUMBER: F1

NOTE: THE EXTERIOR BUILDING DIMENSIONS INDICATED ON THE FLOOR PLANS ARE FROM THE EXTERIOR SIDE OF STUD NOT INCLUDING FINISH OF EXTERIOR WALL. INTERIOR DIMENSIONS ARE FROM FINISH TO FINISH.

NOTE: SYMBOL LEGEND AND SPECIFICATIONS ON PAGE SP1 TO SP2

FLOOR PLAN NOTES:

1. BOTTLE WATER PROVIDED ON SITE.
2. RESTROOMS SHALL BE PROVIDED WITHIN 500 FEET OF THIS BUILDING.
3. IF REQUIRED SERVICE SINK TO BE PROVIDED AND INSTALLED BY OTHERS ON SITE.
4. 3RD PARTY AND STATE LABELS AND DATA PLATE LOCATED ON FRONT OF ELECTRICAL PANEL DOOR
5. ON SITE RENEWABLE ENERGY PROVIDED BY CSL.



FLOOR PLAN

SCALE: 1/4"=1'-0"

HEADER NOTES:

1. ALL STRUCTURAL HEADERS SHALL BE FASTENED AND BEAR ON (1) 2x4/6 #2SPF JACK STUD EACH SIDE.
2. ALL OPENINGS TO HAVE (1) 2x4/6 #2SPF JAMB STUD EACH SIDE OF OPENING. EXCEPT GO 1/2" OPENINGS TO GET (2) 2X6 #2 SPF EACH SIDE.
3. OPENINGS ON END WALLS DO NOT REQUIRED STRUCTURAL HEADER DUE TO ROOF TRUSS CARRIES THE LOAD UNLESS NOTED.

✱ (2) SIMPSON LSTA 12 WITH (5) 10d NAILS IN EACH END OF STRAP PROVIDE DOUBLE STUD FOR STRAPS

✱✱ (3) SIMPSON LSTA 12 WITH (5) 10d NAILS IN EACH END OF STRAP PROVIDE DOUBLE STUD FOR STRAPS

DOOR/WINDOW SCHEDULE

TAG	SIZE	TYPE	JAMB/FRAME	ROUGH OPENING	SILL HEIGHT	HEADERS
D1	36 x 80	TELLSTAR - STEEL	STEEL	36 1/4" x 80 1/4"	-	(2) 2X6 #2 SPF ON EDGE W/FILLER
D2	36 x 80	VINYL HOLLOW CORE	FRP	37" x 82"	-	NON LOAD BEARING
W1	46 x 27	HORIZONTAL	VINYL	46 1/2" x 27 1/4"	42" A.F.F.	(2) 2X6 #2 SPF ON EDGE W/FILLER
W2	30 x 27	HORIZONTAL	VINYL	30 1/2" x 27 1/4"	42" A.F.F.	(2) 2X6 #2 SPF ON EDGE W/FILLER

WALLS

A → → Wall covering: 7/16" OSB laminated with Pebble Grain FRP (Class B/2 F.S.) (Color = White)

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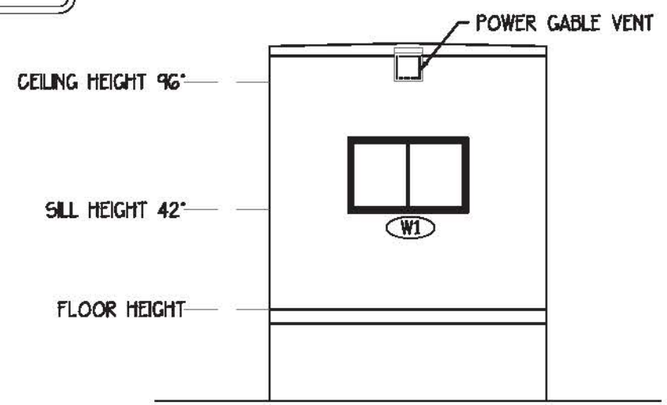
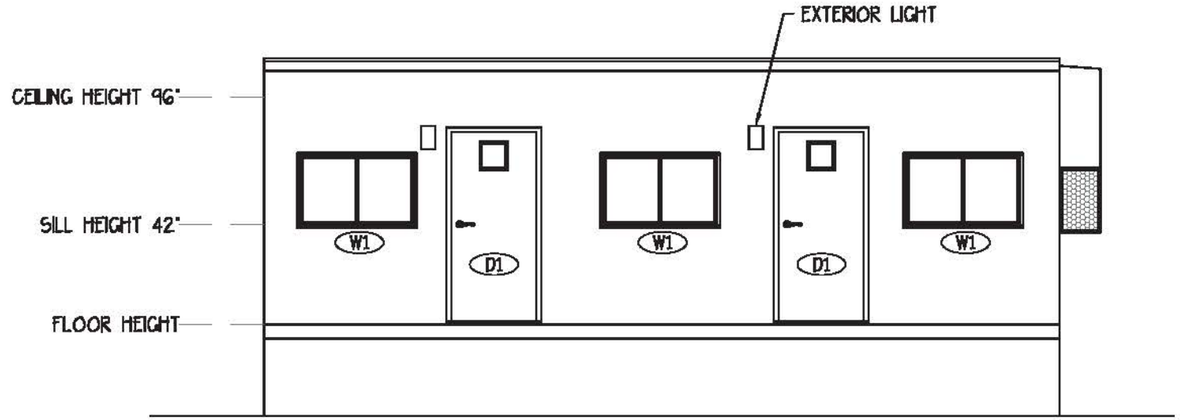
DRAWING NUMBER: A1

NOTE: SYMBOL LEGEND AND SPECIFICATIONS ON PAGE SP1 TO SP2



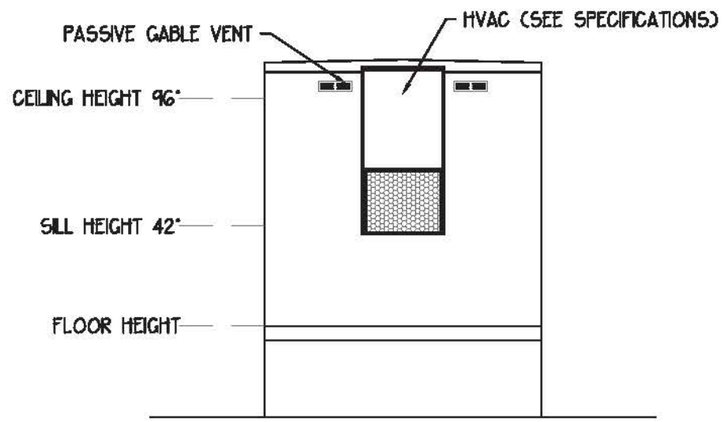
LEFT ELEVATION

SCALE: 3/16"=1'-0"



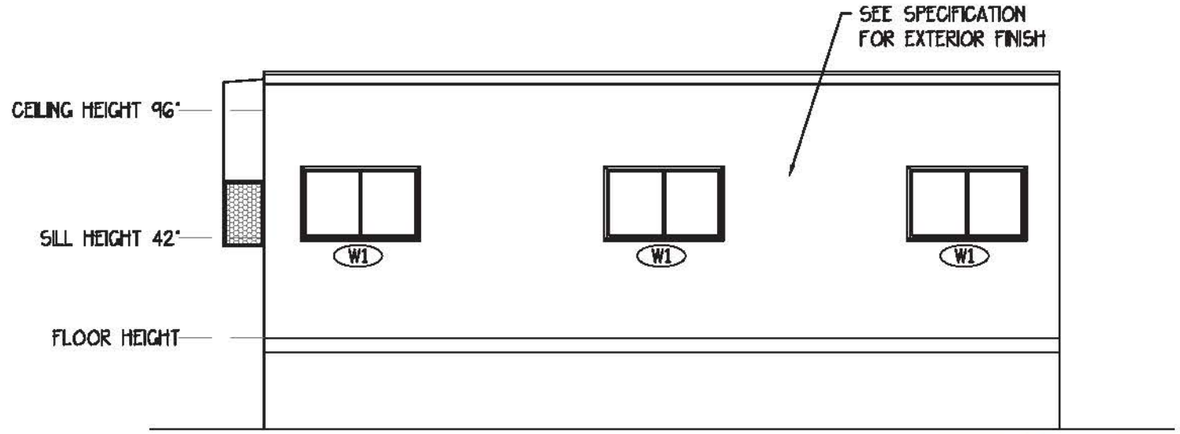
FRONT ELEVATION

SCALE: 3/16"=1'-0"



RIGHT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"

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SCALE:	CUSTOMER:	SHEET DESCRIPTION:	PRINT DATE:	DRAWING NUMBER
AS NOTED	PAC VAN, INC.	ELEVATIONS	9/17/21	A2

SERIAL NUMBER:	MODEL:	QUOTE NUMBER:	PLAN APPROVAL #:	DRAWN BY:
21-0663	10x32 OFFICE	21-1263-2	BBRS-XXXXXX	BB

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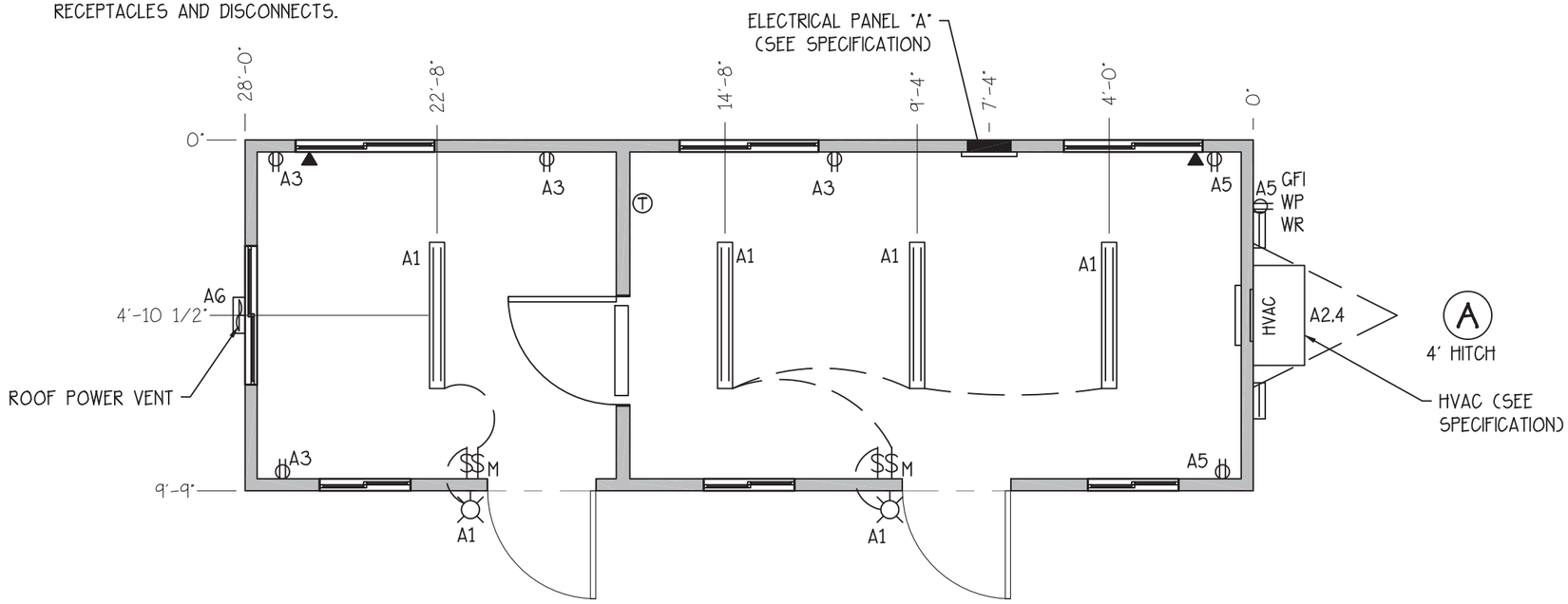
NOTE: SYMBOL LEGEND AND SPECIFICATIONS ON PAGE SP1 TO SP2

ELECTRICAL PLAN NOTES:

1. NM TYPE CABLE NOT TO BE RAN IN SUSPENDED CEILINGS OR CAVITIES USED AS RETURN AIR CHASES. WIRING IN THESE AREAS SHOULD BE RUN IN CONDUIT OR MC TYPE CABLE.
2. ALL EXTERIOR METAL TO BE GROUNDED PER N.E.C. OR APPLICABLE CODE.
3. WEATHERPROOF PROTECTION REQUIRED FOR ALL OUTDOOR LIGHTS. RECEPTACLES AND DISCONNECTS.



ELECTRICAL PLAN

SCALE: 3/16"=1'-0"

ELECTRICAL		
Service:		120/240V single phase, 3 wire, 60hz w/ground
Load center:	1	12 circuit with main 100Amp breaker
Entrance:		1 1/2" EMT conduit stub thru floor
Raceway:		Min. #12 AWG MC cable
Lights:	4	1' x 4' L.E.D. Surface Mount Wrap W/Acrylic Lens
Exterior Lights:	2	120V 14W L.E.D. weatherproof exterior light
Misc.	2	12 Volt Tail Lights
Receptacles/Switches:		Color: White
Receptacles:	6	120V 20A duplex grounding type w/wall plate
GFI, WP, WR Receptacles:	1	120V 20A Black duplex weather resistant GFCI Protected w/WP HD in-use cover
Switches:	2	120V toggle type w/wall plate
Switches:	2	120V Occupancy Sensor switch w/manual override w/wall plate
Misc.:	2	2x4 Empty J-Boxes w/ cover and 1/2" conduit stubbed thru floor for phone/data
		(All Systems & Wiring to be installed on site by others)

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SERIAL NUMBER: 21-0663	MODEL: 10x32 OFFICE	QUOTE NUMBER: 21-1263-2	PLAN APPROVAL #: BBRS-XXXXXXX		DRAWN BY: BB

DRAWING NUMBER: E1

Panel ID: A

***MAIN BREAKER: 100A
MAIN LUGS ONLY:

VOLTAGE: 120/240
MOUNTED TYPE
SURFACE/FLUSH: FLUSH

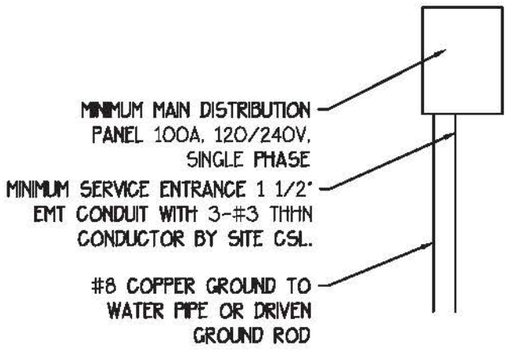
PHASE: SINGLE, 3 WIRE
INTERIOR/EXTERIOR: INTERIOR
LOCATION: PER PRINT

LOAD	AREA SERVED	WIRE	BRK	CKT	A	B	CKT	BRK	WIRE	AREA SERVED	LOAD
275	LIGHTING	12	20	1			2	60	6	HVAC	5282
720	RECEPTACLES	12	20	3			4	60	6		5282
540	RECEPTACLES	12	20	5			6	20	12	ROOF VENT	180
0	SPACE	-	0	7			8	0	-	SPACE	0
0	SPACE	-	0	9			10	0	-	SPACE	0
0	SPACE	-	0	11			12	0	-	SPACE	0

CALCULATION OF CONTINUOUS LOAD:			TOTAL FOR PHASE "A":	6277 VA
NEC MINIMUM LIGHTING LOAD:			TOTAL FOR PHASE "B":	6002 VA
(273 SQUARE FEET) x	3.5 =	956 VA	TOTAL CONNECTED LOAD:	12279 VA
ACTUAL LIGHTING LOAD:		275 VA	NON-CONTINUOUS LOAD:	12003 VA
USE LARGER OF NEC OR ACTUAL:		956 VA	FACTORED CONTINUOUS LOAD:	1196 VA
OTHER CONTINUOUS LOADS:		1 VA		
TOTAL CONTINUOUS LOAD:		957 VA	TOTAL LOAD:	13199 VA
FACTORED CONTINUOUS LOAD X	1.25	1196 VA	TOTAL LOAD/240 VOLTS =	55 Amps

WIRE TYPES

NOT ALL WIRES USED SEE SPECIFICATIONS FOR WIRE USED	
WIRE	**TYPE**
2-2-4 SEU	SERVICE ENTRANCE 600 VOLTS
6-6-8 SEU	THHN 600 VOLTS
#8	NM-B WITH GROUND 600 VOLTS
#10	NM-B WITH GROUND 600 VOLTS
#12	NM-B WITH GROUND 600 VOLTS
#14	NM-B WITH GROUND 600 VOLTS



NOTES:
1. HORSEPOWER AND/OR FULL LOAD AMPERE RATING VOLTAGE AND PHASE, SHALL BE REQUIRED FOR ALL MOTORS
2. ELECTRIC SERVICE ENTRANCE PER SECTIONS 230-8 AND 230-70A PROVIDED AND INSTALLED BY SITE CSL
3. SITE CSL MAY SUBSTITUTE WIRE TYPES IN CONFORMANCE WITH N.E.C. CODE.
4. THE MAIN DISTRIBUTION SHALL BE LOCATED ON OR IN A READILY ACCESSIBLE LOCATION.
5. THE MAXIMUM NUMBERS OF DISCONNECTS AND GROUPING OF DISCONNECTIONS SHALL BE IN CONFORMANCE WITH SECTIONS 230-71 AND 230-72.
6. MAIN DISTRIBUTION PANEL SHALL BE SIZED A MINIMUM OF THE LOAD INDICATED ON THE ELECTRICAL LOAD CALCULATION.

ELECTRICAL PANEL RISER DIAGRAM

SCALE: NONE

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AS NOTED		PAC VAN, INC.		ELECTRICAL DETAILS	9/17/21	E2
SERIAL NUMBER: 21-0663	MODEL: 10x32 OFFICE	QUOTE NUMBER: 21-1263-2	PLAN APPROVAL #: BBRS-XXXXXX		DRAWN BY: BB	

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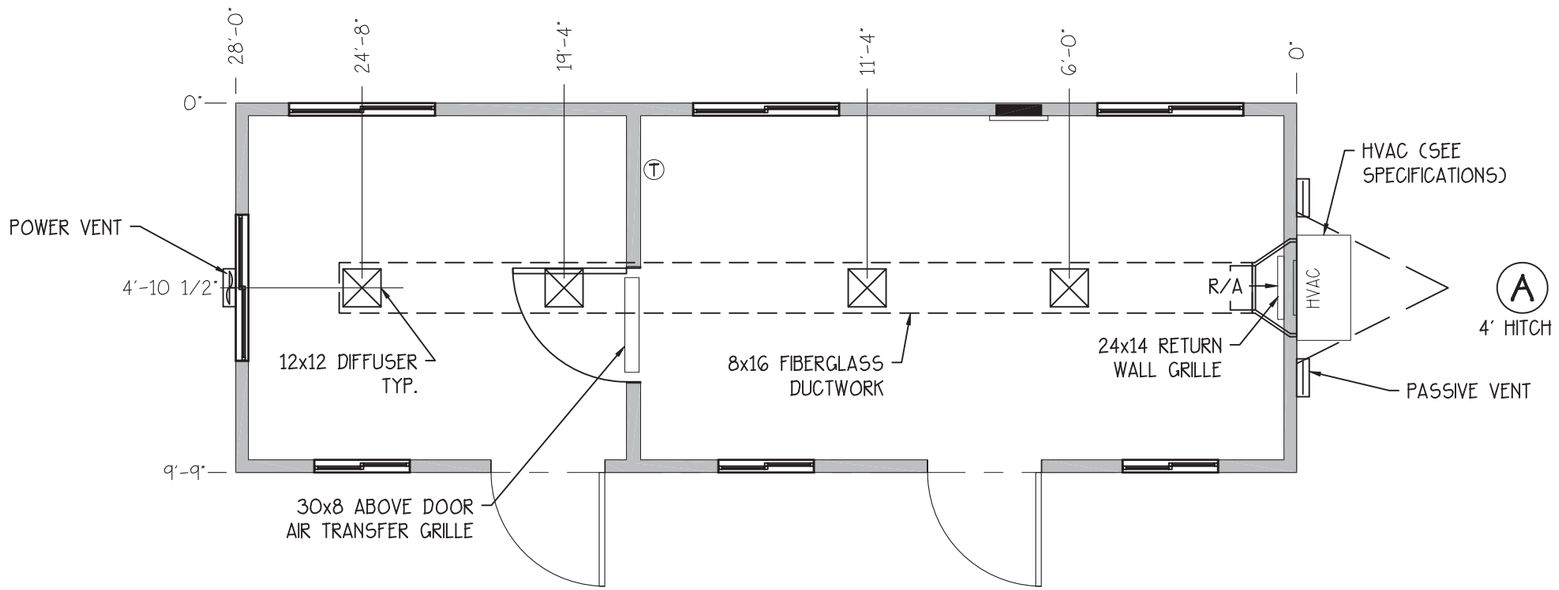
NOTE: SYMBOL LEGEND AND SPECIFICATIONS ON PAGE SP1 TO SP2

MECHANICAL PLAN NOTES:

1. ATTIC TO BE MECHANICALLY VENTILATED AT AT MINIMUM >.02 CFM PER SF.
2. POWER ROOF VENT SHOWN TO BE MINIMUM OF 50 CFM AND OPERATES RELATIVE 60% HUMIDITY.
3. EXHAUST FANS AND VENTING EQUIPMENT TO BE DUCTED TO EXTERIOR AND TERMINATE AT AN APPROVED VENT CAP.
4. BARD HVAC UNIT IS EQUIPPED WITH FRESH AIR INTAKE LOUVERS AND DAMPER AND CAPABLE OF UP TO 25% FRESH AIR.
5. HVAC SYSTEM TO BE TESTED AND BALANCED WITHIN 10%± OF THE DESIGN PARAMETERS AND ANY REPORTS REQUIRED ARE TO BY CSL ONCE BUILDING IS INSTALLED AT SITE.



MECHANICAL PLAN

SCALE: 1/4"=1'-0"

HVAC		
Heating:	1	10KW 240/208V electric resistant heat in wall hung unit
Cooling:	1	2-ton 240/208V single phase Bard wall hung unit (11.0 EER) (W24AB-A10)
Note:		For 208V service, change low voltage tap to 208
Ⓣ → Thermostat	1	Single Stage Programmable
Ducts:		Fiberglass in roof for S/A
☒ → Diffusers:	4	12x12 White Grilles in ceiling
R/A → → Return Air:	1	24x14 through wall grille @ unit #RG-2
R/A → → Return Air:	1	Set 30x8 through wall grille above interior door

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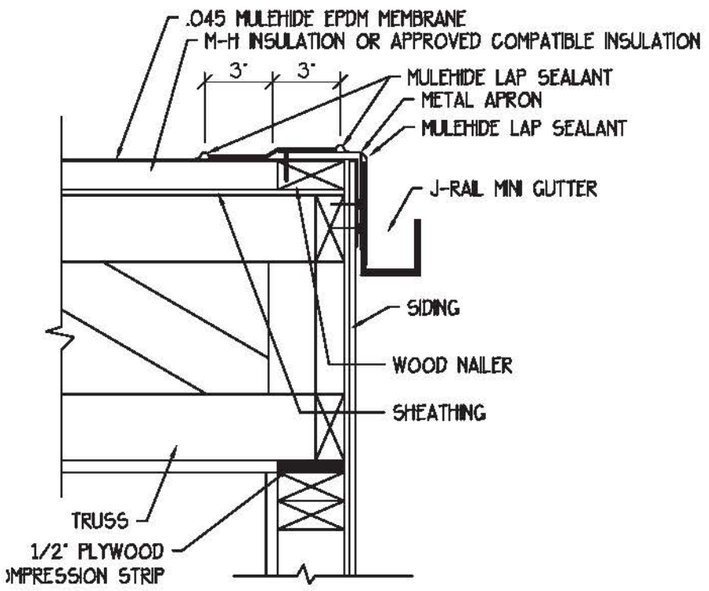
SCALE:		CUSTOMER:		SHEET DESCRIPTION:	PRINT DATE:	DRAWING NUMBER
AS NOTED		PAC VAN, INC.		MECHANICAL PLAN	9/17/21	M1
SERIAL NUMBER: 21-0663	MODEL: 10x32 OFFICE	QUOTE NUMBER: 21-1263-2	PLAN APPROVAL #: BBRS-XXXXXXX		DRAWN BY: BB	

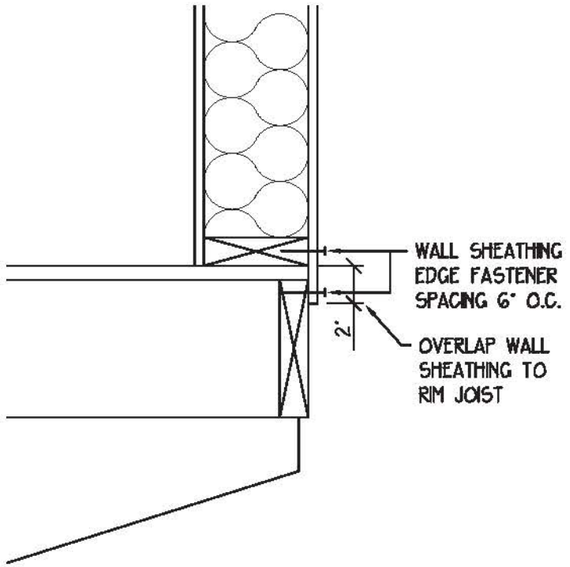
NOTE: THE EXTERIOR BUILDING DIMENSIONS INDICATED ON THE FLOOR PLANS ARE FROM THE EXTERIOR SIDE OF STUD NOT INCLUDING FINISH OF EXTERIOR WALL. INTERIOR DIMENSIONS ARE FROM FINISH TO FINISH.

NOTE: SYMBOL LEGEND AND SPECIFICATIONS ON PAGE SP1 TO SP2



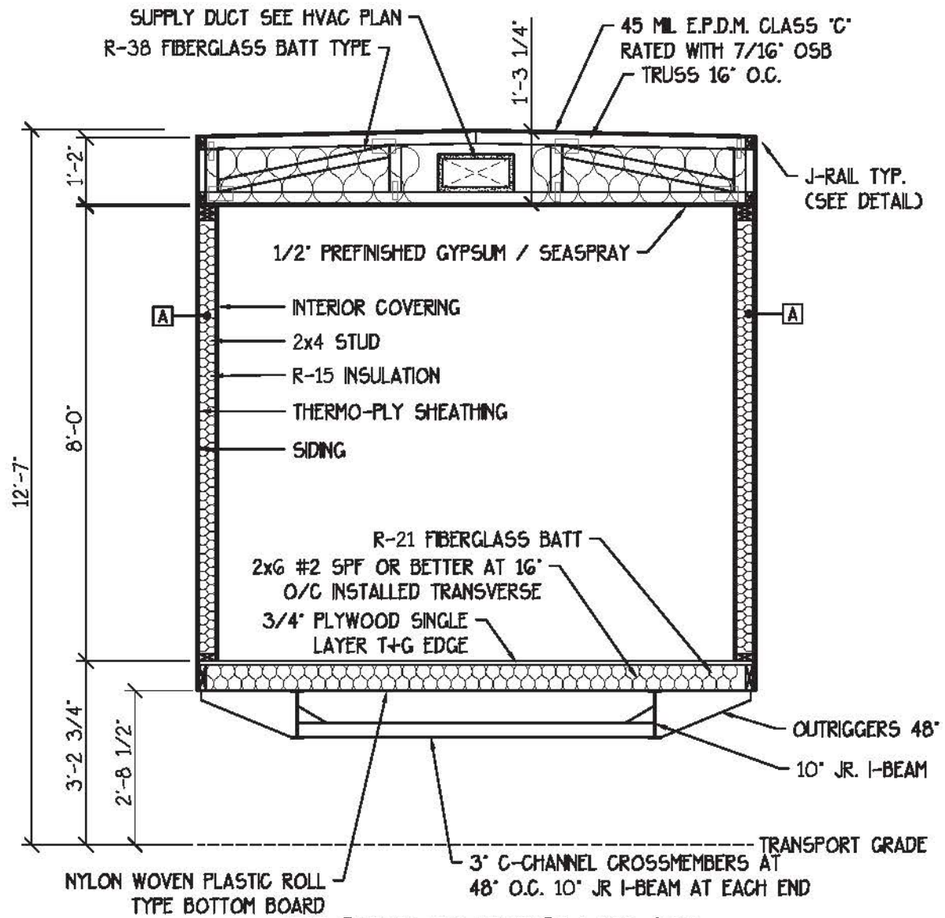
TYPICAL J-RAL TRIM

SCALE: NONE



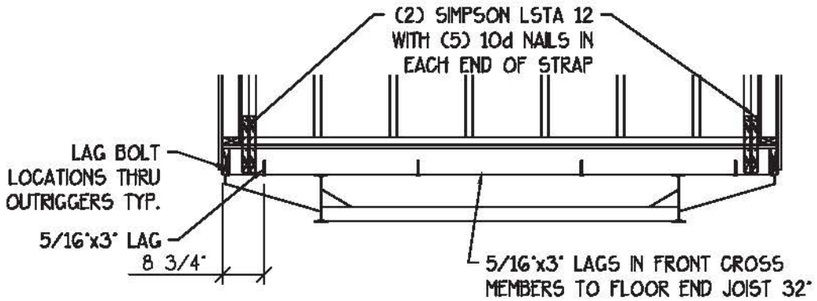
SHEATHING DETAIL

SCALE: NONE



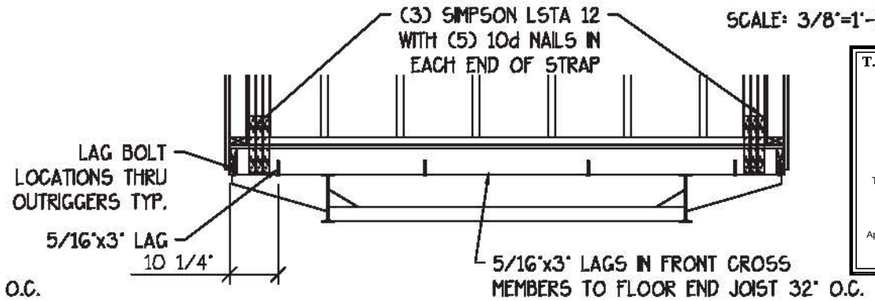
CROSS SECTION PLAN

SCALE: 3/8"=1'-0"



FRONT END WALL DETAIL

SCALE: 3/8"=1'-0"



REAR END WALL DETAIL

SCALE: 3/8"=1'-0"

T.R ARNOLD & ASSOCIATES, INC.
4703 Chester Drive
Elkhart, IN 46516
State(s) MASSACHUSETTS
Accredited Evaluation and Inspection Agency
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Date SEPTEMBER 22, 2021
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COMMONWEALTH OF MASSACHUSETTS
PIN-SHI PETER LEE
CIVIL
No.35184
REGISTERED PROFESSIONAL ENGINEER
Sep. 22, 2021

AGM STRUCTURES
AGM Structures
21240 Protecta Drive
Elkhart, IN 46516
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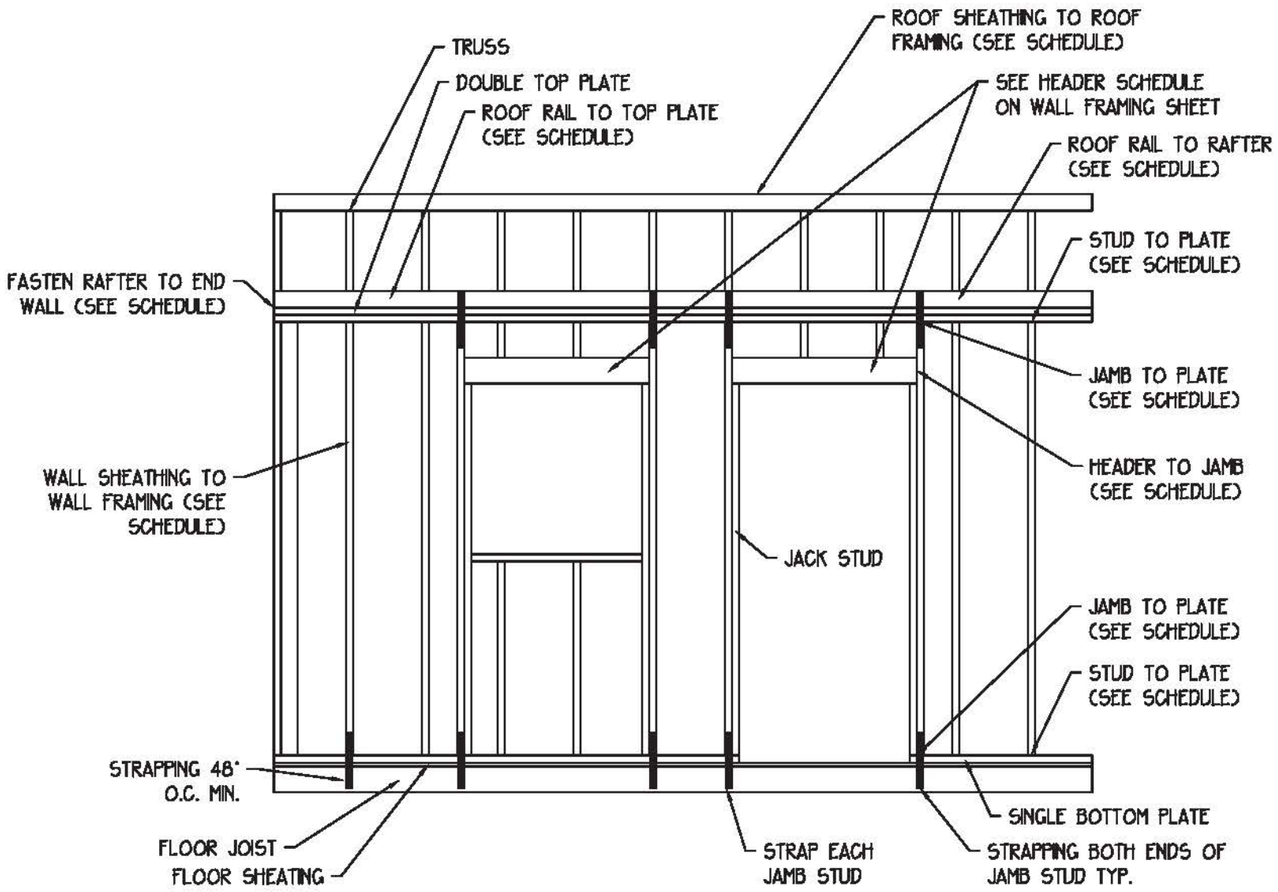
SCALE:		CUSTOMER:		SHEET DESCRIPTION:	PRINT DATE:	DRAWING NUMBER
AS NOTED		PAC VAN, INC.		CROSS SECTION	9/17/21	S1
SERIAL NUMBER: 21-0663	MODEL: 10x32 OFFICE	QUOTE NUMBER: 21-1263-2	PLAN APPROVAL #: BBRS-XXXXXXX		DRAWN BY: BB	

CONNECTION SCHEDULE

APPLICATION	METHOD	QUANTITY	TYPE	NOTES
FLOOR RAIL TO FLOOR JOIST	STAPLED	5	Q25	-
STEEL FRAME TO FLOOR RAIL	LAGGED	1	5/16"x3"	48" MAX.
DOUBLE TOP PLATE	STAPLED	SEE NOTE	Q25	(2) AT 6" O.C.
STUD TO PLATE	END-NAILED / END STAPLED	3	0.131"x3" / Q25	-
JAMB STUD TO PLATE	END-NAILED / END STAPLED	3	0.131"x3" / Q25	-
HEADER TO JAMB STUD	END-NAILED / END STAPLED	3	0.131"x3" / Q25	EACH END - EACH 2x
ROOF RAIL TO TRUSS	END-NAILED / END STAPLED	4-NAILS / G-STAPLES	0.131"x3" / Q25	-
TRUSS TO NON-BEARING WALL TOP PLATE	TOE-SCREWED	SEE NOTE	#8x3-1/2"	8" O.C.
ROOF RAIL TO BEARING WALL TOP PLATE	TOE-NAILED	SEE NOTE	0.131"x3"	16" O.C.
TRUSS TO BEARING WALL	TOE-SCREWED	SEE NOTE	#8x3-1/2"	EACH END OF EACH TRUSS
BOTTOM PLATE TO FLOOR RIM JOIST	SCREWED	SEE NOTE	#8x3-1/2"	16" O.C.
BOTTOM PLATE TO FLOOR END JOIST	SCREWED	SEE NOTE	#8x3-1/2"	8" O.C.
SHEATHING TO WALL FRAMING	STAPLED	SEE NOTE	P15 /16GA	3" O.C. FIELD. 3" O.C. EDGE
ROOF SHEATHING TO ROOF FRAMING	NAILED	SEE NOTE	8d	12" O.C. FIELD. 6" O.C. EDGE

STRAP SCHEDULE

EXTERIOR /MATE-LINE WALLS	MIN. SPACING	NUMBER OF FASTENERS	TYPE OF STRAP
JAMB STUDS TO FLOOR RAIL AND TO ROOF RAIL	N/A	(6) N11 STAPLES EACH END OF STRAP	(1) 30 GA. x 1.5" STEEL STRAP EACH END OF JAMB STUD
STUDS TO FLOOR RAIL AND TO ROOF RAIL (SIDEWALLS)	48" O.C.	(6) N11 STAPLES EACH END OF STRAP	(1) 30 GA. x 1.5" STEEL STRAP EACH END OF STUD
SHEAR WALL TO END FLOOR JOIST (SEE DETAILS SHEET S1)	N/A	(5) 10d NAILS EACH END OF STRAP	LSTA 12 STRAPS EACH LOCATION NOTED SHEET A1 (QTY PER DETAIL S1)
EACH END OF SIDEWALL TO FLOOR RAILS EACH SIDEWALL	N/A	(5) 10d NAILS EACH END OF STRAP	(2) LSTA 12 STRAPS EACH LOCATION NOTED SHEET A1



STRAP AND HEADER DETAIL

SCALE: 3/8"=1'-0"

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4703 Chester Drive
Elkhart, IN 46516
State(s) MASSACHUSETTS
Accredited Evaluation and Inspection Agency
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SCALE: AS NOTED		CUSTOMER: PAC VAN, INC.		SHEET DESCRIPTION: STRUCTURAL DETAIL	PRINT DATE: 9/17/21	DRAWING NUMBER S2
SERIAL NUMBER: 21-0663	MODEL: 10x32 OFFICE	QUOTE NUMBER: 21-1263-2	PLAN APPROVAL #: BBRS-XXXXXX		DRAWN BY: BB	

Pacheco, Maria

From: Patty W <pwashienko@gmail.com>
Sent: Wednesday, May 4, 2022 12:20 PM
To: Pacheco, Maria
Cc: Patricia Washienko; Blair; Susie Purcell; Dave; Laura Peabody
Subject: Opposition to BZA Petition re 38 Cameron
Attachments: Opposition to 38 Cameron BZA Appeal (5-4-22 w signatories).pdf

Ms. Pacheco,

In advance of tomorrow's hearing, please distribute to the members of the Board of Zoning Appeals the attached Opposition (by resident abutters) to the petition submitted by the owners of 38 Cameron to reduce (below the minimum) the number of parking spaces required of them for the purposes of installing a wet lab to handle and store volatile organic compounds in this residential neighborhood.

Thank you for your attention to this matter.

Patricia Washienko
Trustee, 3&4 Tannery Brook Row Condominium Association

3 & 4 Tannery Brook Row Condominium Association
4 Tannery Brook Row Unit 10
Somerville, MA 02144

Via Electronic and First-Class Mail
mpacheco@cambridgema.gov

May 4, 2022

Maria Pacheco
Constantine Alexander, Chair
City of Cambridge Board of Zoning Appeal
Cambridge Inspectional Services Department
831 Massachusetts Avenue
Cambridge, MA 02139

Re: BZA Case 151512 -- 38 Cameron
Petition to reduce the number of parking spaces (below the required minimum)
For purposes of the installation of a wet lab

Opposition from Residential Abutters

Dear Chair Alexander and Members of the Cambridge Board of Zoning Appeal:

Cameron-Elmwood Realty, LLC, on behalf of its tenant Meter Parts, Inc., has filed a petition (BZA Case 151512 – 38 Cameron) seeking a special permit to reduce the number of required parking spaces (below the minimum) for the existing use and proposed accessory use of installing trailer that will serve as a wet lab – *i.e.*, an experimental lab that will handle volatile organic compounds – in this residential neighborhood.

The residents at 0 Tannery Brook Row, 1 Tannery Brook Row, 3 & 4 Tannery Brook Row, and 5 Tannery Brook Row, which properties are within 300 feet of the proposed location of the wet lab (on the Elmwood Street side of the 38 Cameron property), and abutting property owners and residents on Howard Street vehemently oppose the issuance of the requested special permit, on several grounds.

* * *

The stated purpose of the Cambridge Zoning Ordinance is:

> *'to lessen congestion in the streets; conserve health; to secure safety from fire, flood, panic and other danger; to provide adequate light and air; to prevent overcrowding of land; ....*

> *.... to conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment; to encourage the most rational use of land throughout the city, including the encouragement of appropriate economic development, the protection of residential neighborhoods from incompatible activities ..."*

The proposed project fails virtually all these criteria: it will nonsensically (indeed, irrationally) place an industrial wet lab in residential neighborhood. (As the BZA is aware, after the close of Dick's AutoBody at 99 Elmwood, that parcel was re-zoned residential and is now being developed as housing.) The reduction of parking spaces will negatively impact parking, traffic, and pedestrian traffic in an already congested neighborhood. The installation of a wet lab will risk a negative impact on noise (which Meter Parts has already inflicted on neighbors). It will risk odor and negative impact on air quality (and health) with the potential release of volatile organic compounds; it also places properties at Tannery Brook Row and 95-99 Elmwood at heightened risk for significant and expensive DEP action. Of course, a trailer wet lab will be a visual blight on the neighborhood, as well. All this will likely (and perhaps significantly) diminish the value of the existing neighborhood residences.

Moreover, there is no need for Meter Parts to install a wet lab in this residential neighborhood. There is apparently already a wet lab in the building at 38 Cameron. (It is not clear why a separate wet lab needs to be installed.) Moreover, there are other facilities readily available to Meter Parts for the conduct of its experiments with toxic solvents and acrylates and, indeed, Meter Parts currently makes use of wet lab facilities just a few miles away in Union Square. In other words, there also is no compelling business need for a trailer wet lab to be installed in this residential neighborhood.

Parking / vehicular and pedestrian traffic / visual blight

- Neither Cambridge nor Somerville patrols or enforces parking on lower Elmwood. This 'no-man's land' on the Somerville/Cambridge border is a well-known area to park cars from out of state, or without plates, because there is no risk of ticketing and towing.

- Parking on Elmwood Street is already scarce. The new Velo project (a 34-unit new construction condominium development) at 95-99 Elmwood (next to 38 Cameron) will be completed and occupied soon and will house dozens more residents. Velo was approved with no guest parking, no loading zone, and no waiting area for ride share or food delivery.

- The parking lot for the condominiums at 3&4 Tannery Brook Row and 5 Tannery Brook Row is routinely poached by contractors at 95-99 Elmwood and business visitor at 38 Cameron. We have recently been thrust into the unpleasant role of patrolling, confronting, and towing illegally parked cars from our lot. This has been exacerbated in recent years with increased development activity on lower Elmwood in both cities.

- To the best of our collective recollection, approximately twenty years ago, the same building owner who has submitted the instant petition filed another petition seeking historical rights for their occupants/tenants to park in our parking lot to service their overwhelming tenant parking demand. That petition was unsuccessful. In the past several years, the employees at 38 Cameron have tandem parked in their allotted parking spaces in their small parking lot on Elmwood Street, encroaching into the area where normally there would be public sidewalks and trees in a planter strip, negatively impacting pedestrian access to 95-99 Elmwood and to Linear Park. In that regard, they are not good neighbors. The elimination of four additional parking spots from the small parking lot on Elmwood Street will only exacerbate that vexing problem.

- Several years ago, residents at 3&4 Tannery Brook Row, led by David Nagahiro and CBT design, started a master plan study to make improvements to lower Elmwood to better reflect and enhance the neighborly residential community that it is. (There currently is no parking enforcement, no sidewalks, no public streetlights, and no plowing or road maintenance provided by either Cambridge or Somerville, despite it being a publicly accepted street.) To our collective and deep dismay, the project did not at the time gain traction with town planners and is currently stalled. Nevertheless, families teach their children to ride bikes on lower Elmwood; residents play frisbee. There is no need affirmatively to regress and damage the character of the neighborhood by permitting the reduction of four parking spaces and the installation of a wet lab. The approval of such a project would cement the notion that neighborhood may never see the sidewalks, street trees, and lighting along this Elmwood elevation of the 38 Cameron property which has been envisioned by the planners in both cities.

Potential environmental impact / pollution / wet lab

- As you are aware, a wet lab is a facility in which various types of chemicals and potential "wet" hazards are handled. At recent North Cambridge Stabilization Committee meetings addressing this petition, Meter Parts stated that three solvents (toluene, heptane, and octane) and four acrylates (isobornyl acrylate, lauryl acrylate, lauryl methacrylate, and trimethylolpropane triacrylate (TMPTA)) would be used and stored in the proposed trailer wet lab. These solvents and acrylates are toxic, carcinogenic, and/or highly flammable volatile organic compounds (VOCs).

- There has already been a long, costly, and difficult effort at both the Tannery Brook Row and Velo sites to remediate impacts caused by these same solvents proposed to be used at the Meter wet lab. These former industrial brownfields sites have been reclaimed and repurposes into family friendly clean communities, yet in only the past decade or two, the DEP determined that potential impacts from these same solvents and toxic fumes (which are proposed to be housed and used in the Meter wet lab) pose significant human health risk and thus tightened their testing standards to a threshold that is 50 times more sensitive than the prior guidelines when the Tannery site was initially remediated. At enormous expense and stress to our community residents, we retained teams of environmental engineers and attorneys to install new wells, conduct tests, and improve mechanical systems, so that we could meet the newer strict DEP standards for interior air quality. (We are still required by the DEP to test and re-prove that there are no lingering impacts from these same solvents.) It is unconscionable that a decision made by the Cambridge Zoning Appeal Board might again expose us to potential health risk and the nightmare of intensive bureaucratic investigations related to the strict testing standards related to use of these solvents.

- The close of Dick's AutoBody at 95-99 Elmwood in or about 2016 freed the residential neighborhood from toxic fumes and VOCs from the application of paints and paint solvents. It is incomprehensible that dangerous VOCs should be re-introduced the overwhelmingly residential neighborhood.

- Notably, the site plans submitted by the petitioner do not include any representations of the abutting properties. The proposed trailer wet lab will be located less than 300 feet from the residences at 3&4 Tannery Brook Row, 5 Tannery Brook Row and, as the attached photos show, mere feet from 11 Tannery Brook Row and the Velo condominiums at 95-99 Elmwood. The wet lab will be vented to release VOCs literally feet from the homes of dozens of residents and dangerously proximate to the windows of others looking directly over the parking lot.

Impact on City of Somerville

- This petition to the City of Cambridge Board of Zoning Appeal proposes removal of four parking spaces and the installation of the wet lab mere feet from the Cambridge / Somerville line. 38 Cameron, with frontage on Elmwood Street, is serviced by streets and infrastructure in the City of Somerville. Potential burdens created by this Cambridge approval would bear directly upon the City of Somerville and dozens of Somerville residents as well. Although the instant petition should be denied by the Board of Zoning Appeal solely based on the failures outlined above, to the extent the Board of Zoning Appeal continues to consider the petition, it should also be reviewed by authorities in Somerville.

For all the reasons set forth above, the owners and residents of 0 Tannery Brook Row, 1 Tannery Brook Row, 3&4 Tannery Brook Row, 5 Tannery Brook Row and owners and residents on Howard Street vigorously oppose the approval of the petition.

Sincerely,

Trustees of 3&4 Tannery Brook Row Condo Association,
David Casavant
Susie Purcell
Patricia Washienko

Trustee of 1 Tannery Brook Row Condo Association,
Laurie Kelly

* * *

Owners and Residents of 0 TBR, 1 TBR, 3&4 TBR, 5 TBR, and Howard Street properties,

Patrick Bian and Christine Teyras-Bian
5 Tannery Brook Row #9, Somerville, MA

Martin Brody and Katharine Park
0 Tannery Brook Row #2B, Somerville, MA

Ashley and David Casavant
3 Tannery Brook Row #2, Somerville, MA
and 40-8 Howard Street, Somerville, MA

Lynn Collins and David Foulds
1 Tannery Brook Row #1A, Somerville, MA

Amy Conklin and Mark Dolny
3 Tannery Brook Row #4, Somerville, MA

Gail Fithian and David Hollender
1 Tannery Brook Row # 1F, Somerville, MA

Blair Galinsky
4 Tannery Brook Row # 10, Somerville, MA
and 88 Elmwood, Cambridge, MA

Jason Gratt
1 Tannery Brook Row #1D, Somerville, MA

Laurie Kelly and Mike Norris
1 Tannery Brook Row #3D, Somerville, MA

Frances McCormick
4 Tannery Brook Row #11, Somerville, MA

Susie and John Purcell
4 Tannery Brook Row #16, Somerville, MA

Jehana Ray
3 Tannery Brook Row #1, Somerville, MA

Nicole and Phoebe Rosenberg
40-7 Howard Street, Somerville, MA

Ali Samadani and Khadige Abboud
5 Tannery Brook Row #7, Somerville, MA

Todd Shafer and Carrie Easton
5 Tannery Brook Row #4, Somerville, MA

Kathleen and Paul Shaskan
1 Tannery Brook Row #1E, Somerville, MA

Larry J. Singer, RPh, MBA, JD
5 Tannery Brook Row # 5, Somerville, MA

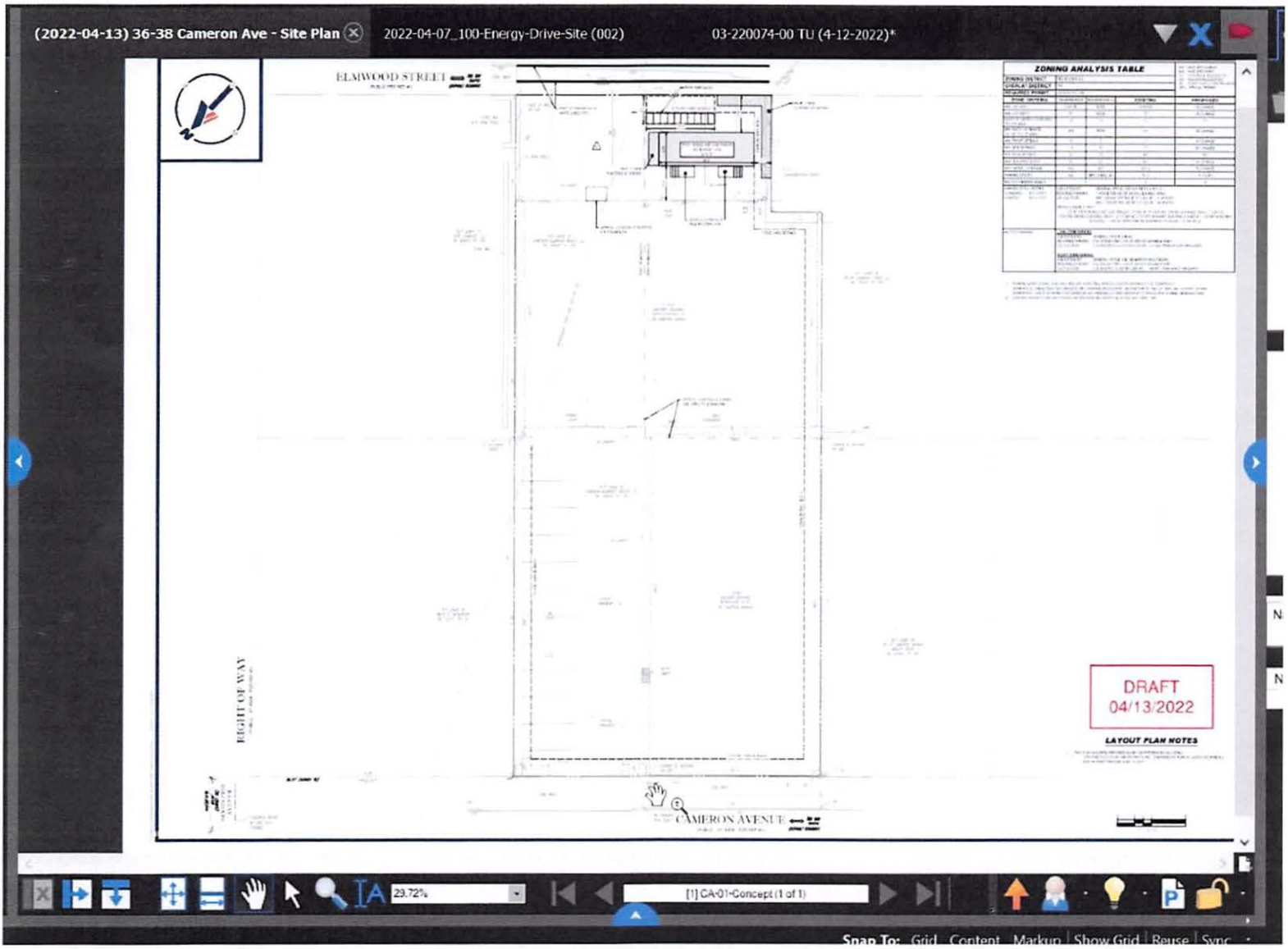
Jean TePaske
4 Tannery Brook Row #17, Somerville, MA

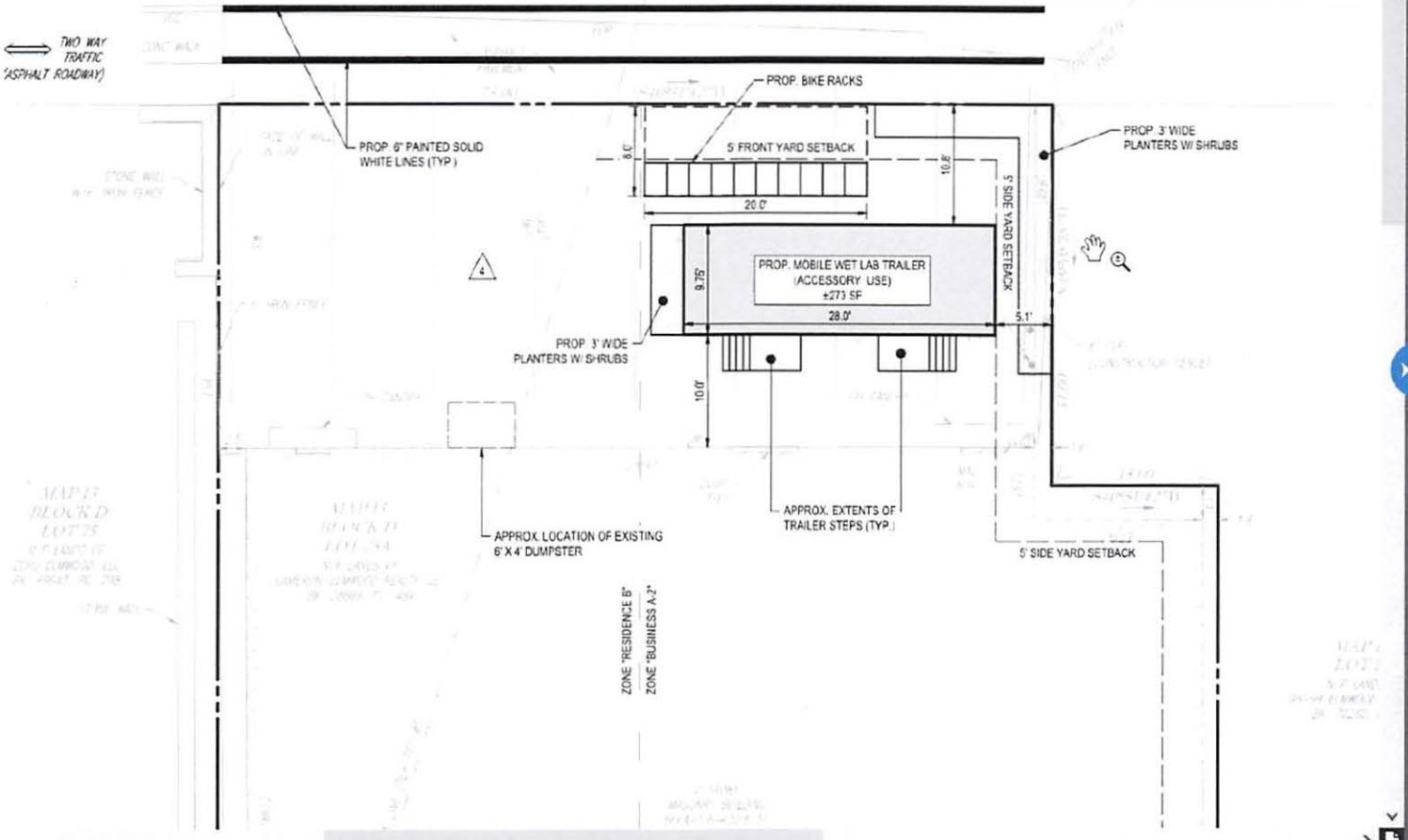
Jorge and Christina Toro
3 Tannery Brook Row #3, Somerville, MA

Patricia Washienko and Susan Caples
3 Tannery Brook Row #7, Somerville, MA

Johanna Wechsler
1 Tannery Brook Row, Somerville, MA

Feng Xu, by property manager Oriana van Daele
4 Tannery Brook Row #13, Somerville, MA


(2022-04-13) 36-38 Cameron Ave - Site Plan
2022-04-07_100-Energy-Drive-Site (002)
03-220074-00 TU (4-12-2022)*
ELMWOOD STREET
ZONING ANALYSIS TABLE
EIGHT OF WAY
CAMERON AVENUE
DRAFT
04/13/2022
LAYOUT PLAN NOTES
29.72%
[1] CA-01-Concept (1 of 1)
Snap To: Grid Content Markup Show Grid Reuse Sync


TWO WAY TRAFFIC (ASPHALT ROADWAY)
PROP. 6" PAINTED SOLID WHITE LINES (TYP.)
PROP. BIKE RACKS
5' FRONT YARD SETBACK
8.0'
20.0'
10.8'
5' SIDE YARD SETBACK
PROP. 3' WIDE PLANTERS W/ SHRUBS
PROP. MOBILE WET LAB TRAILER (ACCESSORY USE) ±273 SF
9.75'
28.0'
5.1'
PROP. 3' WIDE PLANTERS W/ SHRUBS
10.0'
APPROX. LOCATION OF EXISTING 6' X 4' DUMPSTER
APPROX. EXTENTS OF TRAILER STEPS (TYP.)
5' SIDE YARD SETBACK
ZONE "RESIDENCE B"
ZONE "BUSINESS A-2"

ESSEX
ESSEX

ESSEX

11 Tannery Brook Row Condominium Association
11 Tannery Brook Row, Unit 5
Somerville, MA 02144

May 3, 2022

Via Electronic and First-Class Mail
mpacheco@cambridgema.gov

Re: **BZA Case 151512 – 38 Cameron:**
Petition to Reduce the Number of Parking Spaces (Below the Required Minimum) for Purposes of Installing a Wet Lab
Opposition from Residential Abutters

Dear Chair Alexander and Members of the Cambridge Board of Zoning Appeal:

This case arises out of a petition filed by Cameron-Elmwood Realty, LLC, on behalf of its ground floor tenant, Meter Parts, Inc. (Meter). The petition seeks to reduce the number of required parking spaces (below the minimum) for the current use. In addition, the petition seeks a special permit to install a trailer that will house a wet lab within which Meter employees will handle organic compounds that are potentially volatile including solvents (toluene, heptane, and octane) and four acrylates (isobornyl acrylate, lauryl acrylate, lauryl methacrylate and trimethylolpropane triacrylate (TMPTA)). These chemicals will be stored in the proposed wet lab – and are potentially toxic, carcinogenic, and highly flammable. Further, they have the potential to cause odors.

The signatories to this letter are abutters to 38 Cameron (on the north side) including the small parking lot at issue. We respectfully oppose the petition before this Board and ask that it be denied. If approved, the proposed wet lab will be a few feet away from our home. Fumes from the wet lab will enter our homes through the many windows facing the site. In addition, the suggested venting is likely to be noisy throughout the day when many of us work remotely.

This is a residential neighborhood with single family homes, multi-unit dwellings, and condominiums on all sides of 38 Cameron. A wet lab in this neighborhood is inappropriate and possibly dangerous. In addition, reducing parking in a congested area with very limited parking currently makes no sense. The articulated purposes of the Cambridge Zoning Ordinance (Ordinance) include "to lessen congestion in the streets; conserve health; secure safety from fire, flood, panic and other danger; to provide adequate light and air; to prevent overcrowding of land . . ." It is already difficult to park in our neighborhood. There is a new residential building being built on the south side of 38 Cameron with 34 new residential units (95 to 99 Elmwood). It is our understanding that there will not be spaces for guests, so the already tough situation is going to get worse. In fact, if approved, the proposed petition would create conditions that are totally at odds with the above stated purposes of the Ordinance.

Additional purposes of the Ordinance is to "conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment; to encourage the most rational use of the land throughout the city, including appropriate economic development, the protection of neighborhoods from incompatible activities . . .". If approved, this petition will actually lessen the value of land and buildings (the proposed wet lab will be in a trailer), create a blight (the trailer) and will not protect our residential neighborhood from incompatible activities (toxic chemical storage).

For the reasons set forth above, we respectfully request that the City of Cambridge Board of Zoning Appeal deny the petition submitted by Cameron-Elmwood Realty. Thank you.

Sincerely,

11 Tannery Brook Row Condominium Association:

Robert and Laura Peabody
Andrew Alexander
Robert Digiorgio
Larry Piazza
Kristine Schroeder
Taimur Shah

* * * * *

(6:05 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan, Wendy Leiserson, Jim Monteverde, and Laura Wernick

BRENDAN SULLIVAN: The next case I will call is No. 151512 -- 38 Cameron Avenue [indiscernible]. Mr. Richards on the line? Remember, this was a case not heard. It was continued twice.

ADAM DASH: Mr. Chair?

BRENDAN SULLIVAN: Yes.

ADAM DASH: Yes. This is Attorney Adam Dash, 48 Grove Street in Somerville here for Meter Parks, Inc., which is the applicant, on the 38 Cameron Avenue matter.

BRENDAN SULLIVAN: Yes.

ADAM DASH: Yes.

BRENDAN SULLIVAN: My understanding is you're asking for a continuance again?

ADAM DASH: Yes, yes sir. I was not handling this case at the outset with the Board, but as it is a special permit for parking reduction, we were having parking analysis done. However, the parking analysis is not

complete for tonight.

BRENDAN SULLIVAN: Okay. I will accept the request for the continuance, and the date? Would June 30 work for you, Mr. Dash?

ADAM DASH: Yes, that would, Mr. Chair.

BRENDAN SULLIVAN: Okay.

LAURA WERNICK: I have a question. Is this now a case not heard when it resumes, or is it a continuance?

BRENDAN SULLIVAN: This is a case not heard.

LAURA WERNICK: Okay, good. Thank you.

BRENDAN SULLIVAN: My only comment on the continuance is this has already been continued twice. And that we will only continue it one more time, until June 30, so that hypercholesterolemia be prepared to go forward at that date.

The other request that I would have in going through the file is I would request some more information regarding the exact nature of the trailer that you're asking to park in the parking lot, and thus we do seek some parking.

The nature of the size of the trailer -- I mean, it was somewhat on the drawing showing the size of it. But

the nature of what goes on inside of the trailer, understand that it is a wet lab -- but I would need some more information exactly the type of materials, substances, chemicals, or any other materials that you use inside of the trailer.

And any emissions to the exterior that come out of the trailer I would request the hours of operations of the trailer and the days of the week that it will be used, and that that information along with any other information that is not currently in the file -- albeit the traffic study -- and any other new submissions that you would like to make be in the file by 5:00 p.m. on the Monday prior to the June 30 hearing.

And I think, again, when I've asked for more information, that it's imperative that be in the file so that the Board Members can review it, but also members of the public will have an opportunity to review it also.

So that's understood on that one, Mr. Dash, yes?

ADAM DASH: Entirely understood and entirely understand. I should note that we've had two meetings for the North Cambridge Stabilization Committee, and one of them was just a few weeks ago where all this information was put

forward about the chemicals and the hours. We had an industrial hygienist come and explain it all.

So we are happy to provide that to you as well, and we fully intend to. We were just waiting to package it all together with the traffic analysis.

BRENDAN SULLIVAN: Okay, great.

ADAM DASH: The parking analysis, I'm sorry.

BRENDAN SULLIVAN: Mr. Alexander, any questions at all?

CONSTANTINE ALEXANDER: No, no questions.

BRENDAN SULLIVAN: Jim Monteverde, any questions on the continuance?

JIM MONTEVERDE: No questions.

BRENDAN SULLIVAN: Anything else to add?

JASON MARSHALL: No. Thank you.

BRENDAN SULLIVAN: All right, Laura, you're -- anything else to add?

LAURA WERNICK: No questions.

BRENDAN SULLIVAN: Wendy?

WENDY LEISERSON: No, thank you.

BRENDAN SULLIVAN: Okay. Any other Board Member have anything to add to my request?

WENDY LEISERSON: No.

BRENDAN SULLIVAN: Yes. Okay. Let me make a motion, then, to continue this matter until June 30, 2022 on the condition -- at 6:00 p.m. -- on the condition that the petitioner change the posting sign to reflect the new date of June 30, 2022 and the time of 6:00 p.m.

That it be maintained at least 14 days prior to the June 30 hearing. And any new submissions not currently in the file be in the file by 5:00 p.m. on the Monday prior to June 30.

We already have a waiver of the statutory requirement on the hearing and a decision to be rendered therefore. So that is not necessary.

And I guess that would be basically it. So, again, going back again through the Board, on the motion to continue? Mr. Alexander?

CONSTANTINE ALEXANDER: I vote in favor.

BRENDAN SULLIVAN: Jim Monteverde?

JIM MONTEVERDE: I vote in favor of the continuance.

BRENDAN SULLIVAN: Laura Wernick?

LAURA WERNICK: I vote in favor of the

continuance.

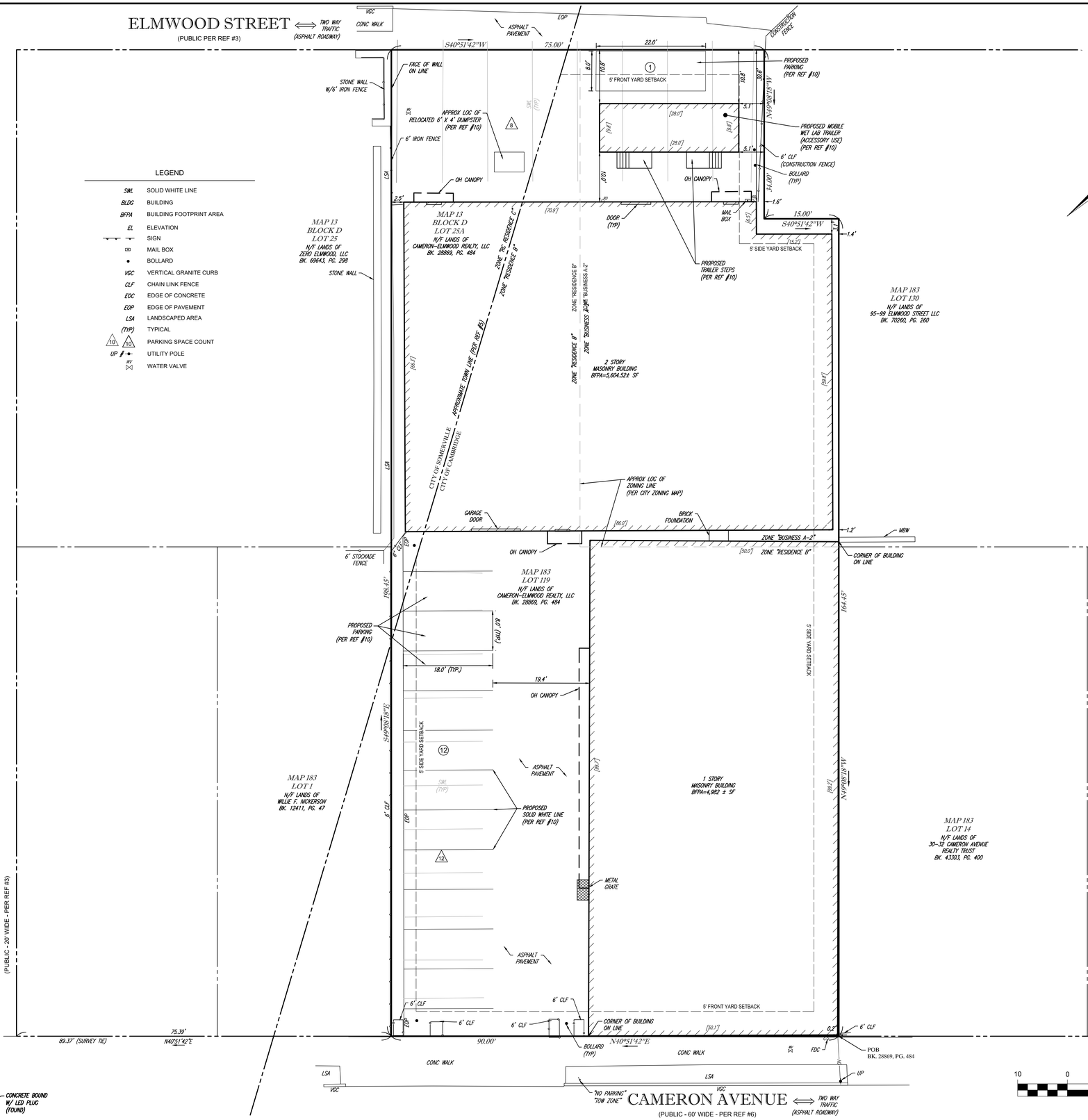
BRENDAN SULLIVAN: Okay. Wendy Leiserson on the motion to continue?

WENDY LEISERSON: In favor of the motion to continue.

BRENDAN SULLIVAN: Okay, and I also vote in favor to continue.

[All vote YES] The matter is continued until June 30, 2022. Thank you.

ADAM DASH: Thank you, Mr. Chair. Thank you, Members of the Board. Goodnight.



LEGEND

SWL	SOLID WHITE LINE
BLDG	BUILDING
BFPA	BUILDING FOOTPRINT AREA
EL	ELEVATION
	SIGN
	MAIL BOX
	BOLLARD
VCC	VERTICAL GRANITE CURB
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EOP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
(TYP)	TYPICAL
	PARKING SPACE COUNT
	UTILITY POLE
	WATER VALVE

LOCUS MAP
©2013 ESRI WORLD STREET MAPS
NOT TO SCALE

NOTES:

1. PROPERTY KNOWN AS LOT 119, AS SHOWN ON THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 183 AND LOT 25 A, BLOCK D, ON THE CITY OF SOMERVILLE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 13.
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6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X-UNSHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
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10. CAD FILE PROVIDED BY CLIENT ON AUGUST 16, 2021.

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THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

COMMONWEALTH OF MASSACHUSETTS — GERRY L. HOLDRIGHT NO. 49211 — REGISTERED PROFESSIONAL LAND SURVEYOR

8-17-2021
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

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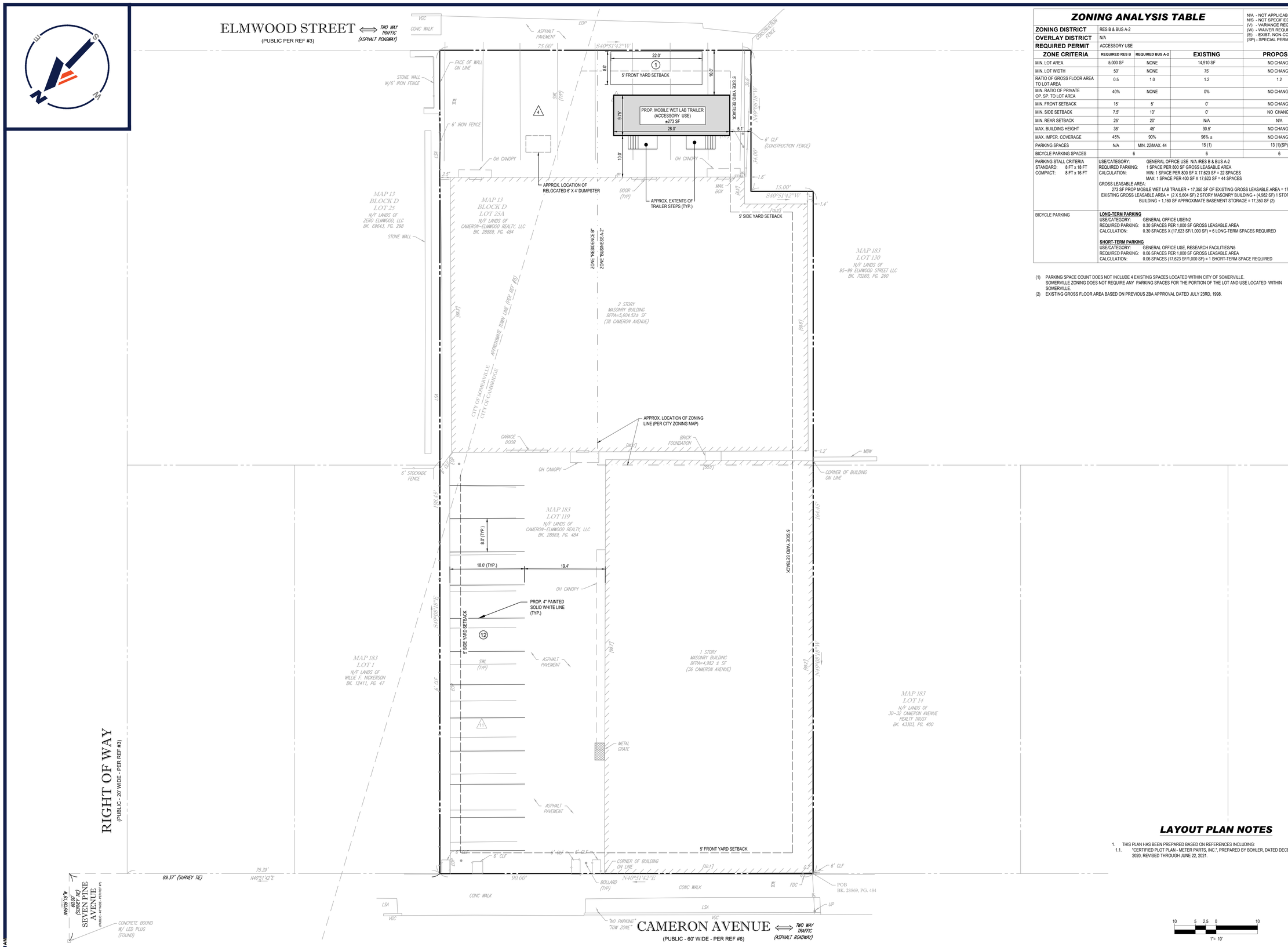
GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PROPOSED PLOT PLAN
METER PARTS, INC
36-38 CAMERON AVENUE & 87 ELMWOOD STREET
LOT 119, MAP 183 LOT 25A, BLOCK D, MAP 13
CITY OF CAMBRIDGE CITY OF SOMERVILLE
MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS

FIELD DATE	FIELD BOOK NO.	FIELD BOOK PG.	FIELD CREW	DRAWN:
11-23-2020	20-01 MA	88-89	C.W.	B.A.V.

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-0800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
E-LOC	G.L.H.	8-17-2021	1" = 10'	03-200368-00	1 OF 1



ZONING ANALYSIS TABLE

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N/S - NOT SPECIFIED
(V) - VARIANCE REQUESTED
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(E) - EXIST. NON-CONFORMANCE
(SP) - SPECIAL PERMIT

ZONING DISTRICT	RES B & BUS A-2			
OVERLAY DISTRICT	N/A			
REQUIRED PERMIT	ACCESSORY USE			
ZONE CRITERIA	**REQUIRED RES B**	**REQUIRED BUS A-2**	**EXISTING**	**PROPOSED**
MIN. LOT AREA	5,000 SF	NONE	14,910 SF	NO CHANGE
MIN. LOT WIDTH	50'	NONE	75'	NO CHANGE
RATIO OF GROSS FLOOR AREA TO LOT AREA	0.5	1.0	1.2	1.2
MIN. RATIO OF PRIVATE OP. SP. TO LOT AREA	40%	NONE	0%	NO CHANGE
MIN. FRONT SETBACK	15'	5'	0'	NO CHANGE
MIN. SIDE SETBACK	7.5'	10'	0'	NO CHANGE
MIN. REAR SETBACK	25'	20'	N/A	N/A
MAX. BUILDING HEIGHT	35'	45'	30.5'	NO CHANGE
MAX. IMPER. COVERAGE	45%	90%	96% ±	NO CHANGE
PARKING SPACES	N/A	MIN. 22/MAX. 44	15 (1)	13 (1)(SP)
BICYCLE PARKING SPACES	6		6	6

PARKING STALL CRITERIA STANDARD: 8 FT x 18 FT COMPACT: 8 FT x 16 FT	USE/CATEGORY: GENERAL OFFICE USE N/A /RES B & BUS A-2 REQUIRED PARKING: 1 SPACE PER 800 SF GROSS LEASABLE AREA CALCULATION: MIN: 1 SPACE PER 800 SF X 17,623 SF = 22 SPACES MAX: 1 SPACE PER 400 SF X 17,623 SF = 44 SPACES GROSS LEASABLE AREA: 273 SF PROP MOBILE WET LAB TRAILER + 17,350 SF OF EXISTING GROSS LEASABLE AREA = 17,623 SF EXISTING GROSS LEASABLE AREA = (2 X 5,604 SF) 2 STORY MASONRY BUILDING + (4,982 SF) 1 STORY MASONRY BUILDING + 1,160 SF APPROXIMATE BASEMENT STORAGE = 17,350 SF (2)
BICYCLE PARKING	**LONG-TERM PARKING** USE/CATEGORY: GENERAL OFFICE USE/N2 REQUIRED PARKING: 0.30 SPACES PER 1,000 SF GROSS LEASABLE AREA CALCULATION: 0.30 SPACES X (17,623 SF/1,000 SF) = 6 LONG-TERM SPACES REQUIRED **SHORT-TERM PARKING** USE/CATEGORY: GENERAL OFFICE USE, RESEARCH FACILITIES/N5 REQUIRED PARKING: 0.06 SPACES PER 1,000 SF GROSS LEASABLE AREA CALCULATION: 0.06 SPACES (17,623 SF/1,000 SF) = 1 SHORT-TERM SPACE REQUIRED

(1) PARKING SPACE COUNT DOES NOT INCLUDE 4 EXISTING SPACES LOCATED WITHIN CITY OF SOMERVILLE. SOMERVILLE ZONING DOES NOT REQUIRE ANY PARKING SPACES FOR THE PORTION OF THE LOT AND USE LOCATED WITHIN SOMERVILLE.
(2) EXISTING GROSS FLOOR AREA BASED ON PREVIOUS ZBA APPROVAL DATED JULY 23RD, 1998.

LAYOUT PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   1.1. "CERTIFIED PLOT PLAN - METER PARTS, INC.", PREPARED BY BOHLER, DATED DECEMBER 3, 2020, REVISED THROUGH JUNE 22, 2021.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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FOR CONCEPT PURPOSES ONLY

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PROJECT No.: M211018
DRAWN BY: AM
CHECKED BY: ZLR
DATE: 08/03/2021
CAD I.D.: M211018-CPT-A0

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

METER PARTS, INC.

PROPOSED ACCESSORY USE

MAP 13, BLOCK D, LOT 25A
MAP 183, LOT 119
36-38 CAMERON AVENUE &
87 ELMWOOD STREET
CAMBRIDGE, MASSACHUSETTS

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
www.BohlerEngineering.com

COMMONWEALTH OF MASSACHUSETTS
ZACHARY L. RICHARDS
No. 49648
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

PARKING PLAN

SHEET NUMBER:

C-01

ORG. DATE - 08/03/2021

P:\211M211018\DRAWINGS\PLAN SETS\REV 0\M211018-CPT-A0-----LAYOUT CA-01-CONCEPT
AM

Existing Site Images

Photo 1: Zoomed out view of 38 Cameron Avenue

Photo 2: North West view of 38 Cameron Avenue

Photo 3: Front view of 36-38 Cameron Avenue

Photo 4: North East view of 38 Cameron Avenue

Existing Site Images

Photo 1: Zoomed out view of proposed trailer location

Photo 2: North West view of proposed trailer location

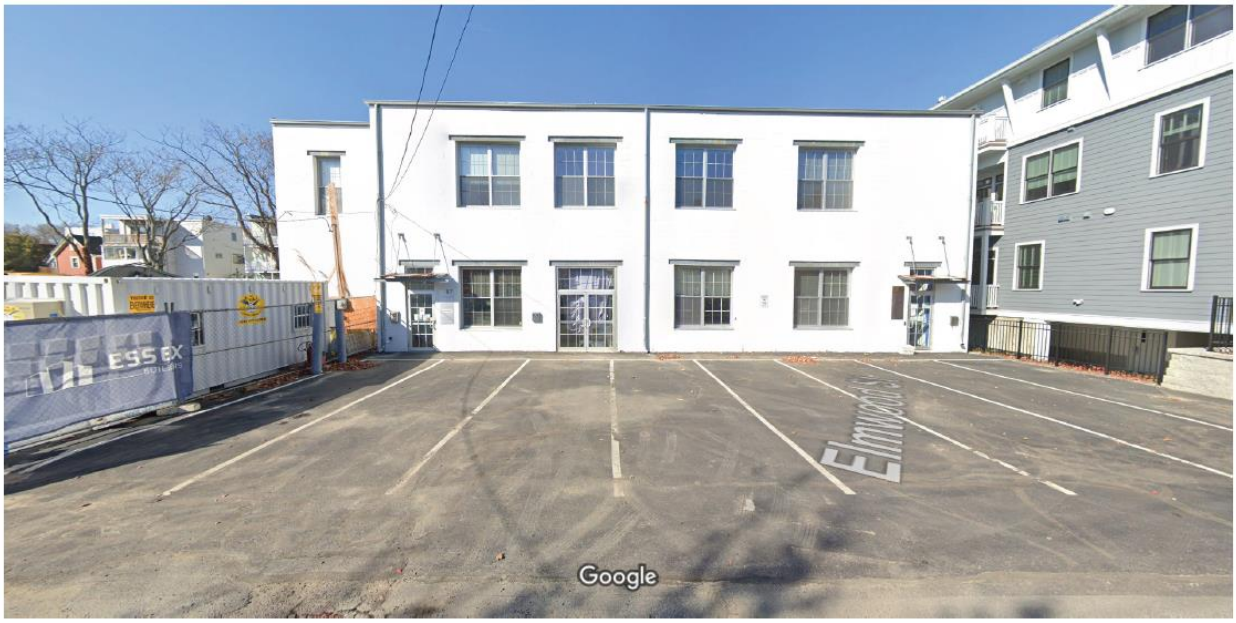
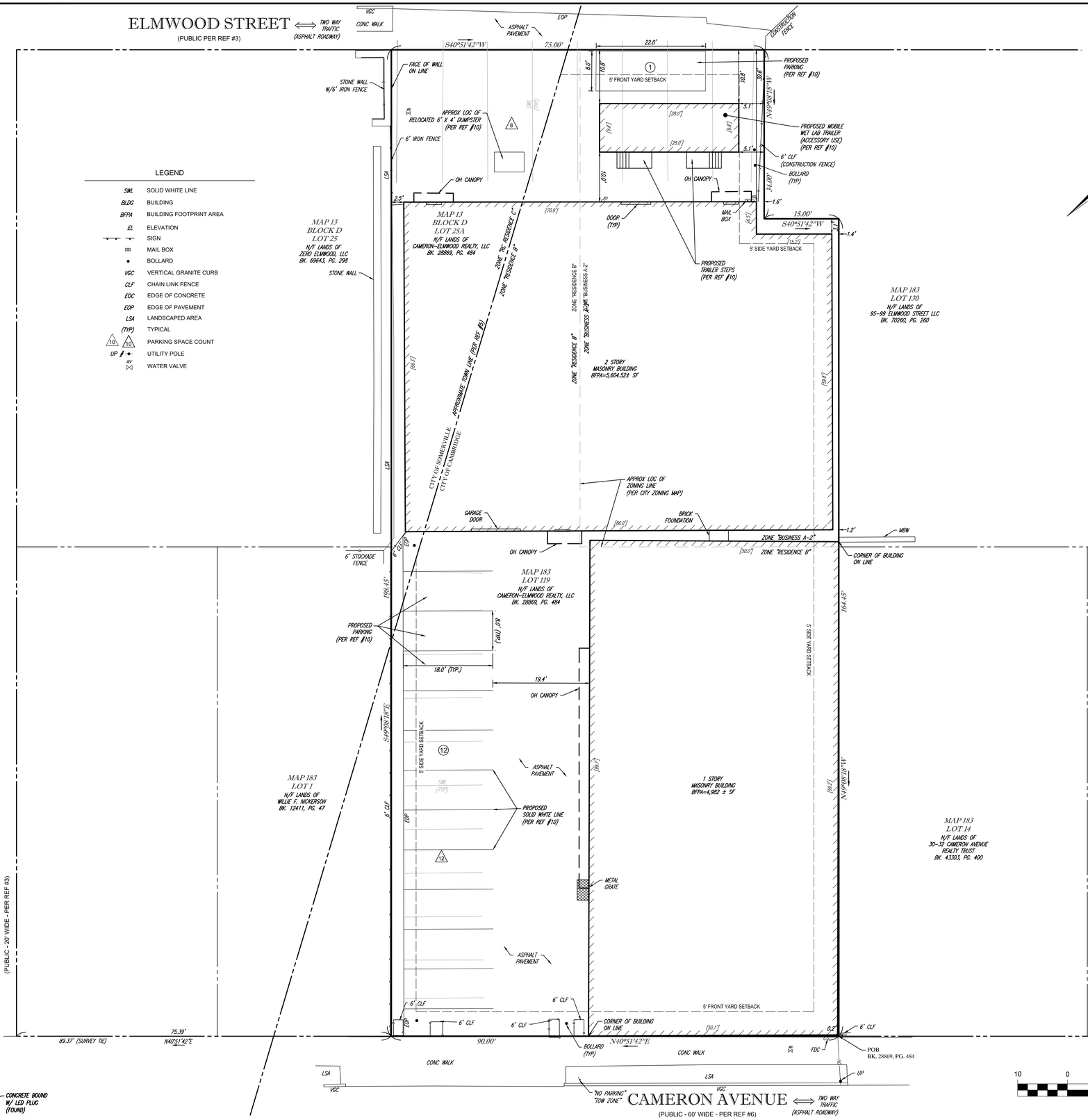


Photo 3: Front view of proposed trailer location

Photo 4: North East view of proposed trailer location



LEGEND

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BLDG	BUILDING
BFPA	BUILDING FOOTPRINT AREA
EL	ELEVATION
	SIGN
	MAIL BOX
	BOLLARD
VCC	VERTICAL GRANITE CURB
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COMMONWEALTH OF MASSACHUSETTS — GERRY L. HOLDRIGHT NO. 49211 — REGISTERED PROFESSIONAL LAND SURVEYOR

8-17-2021
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

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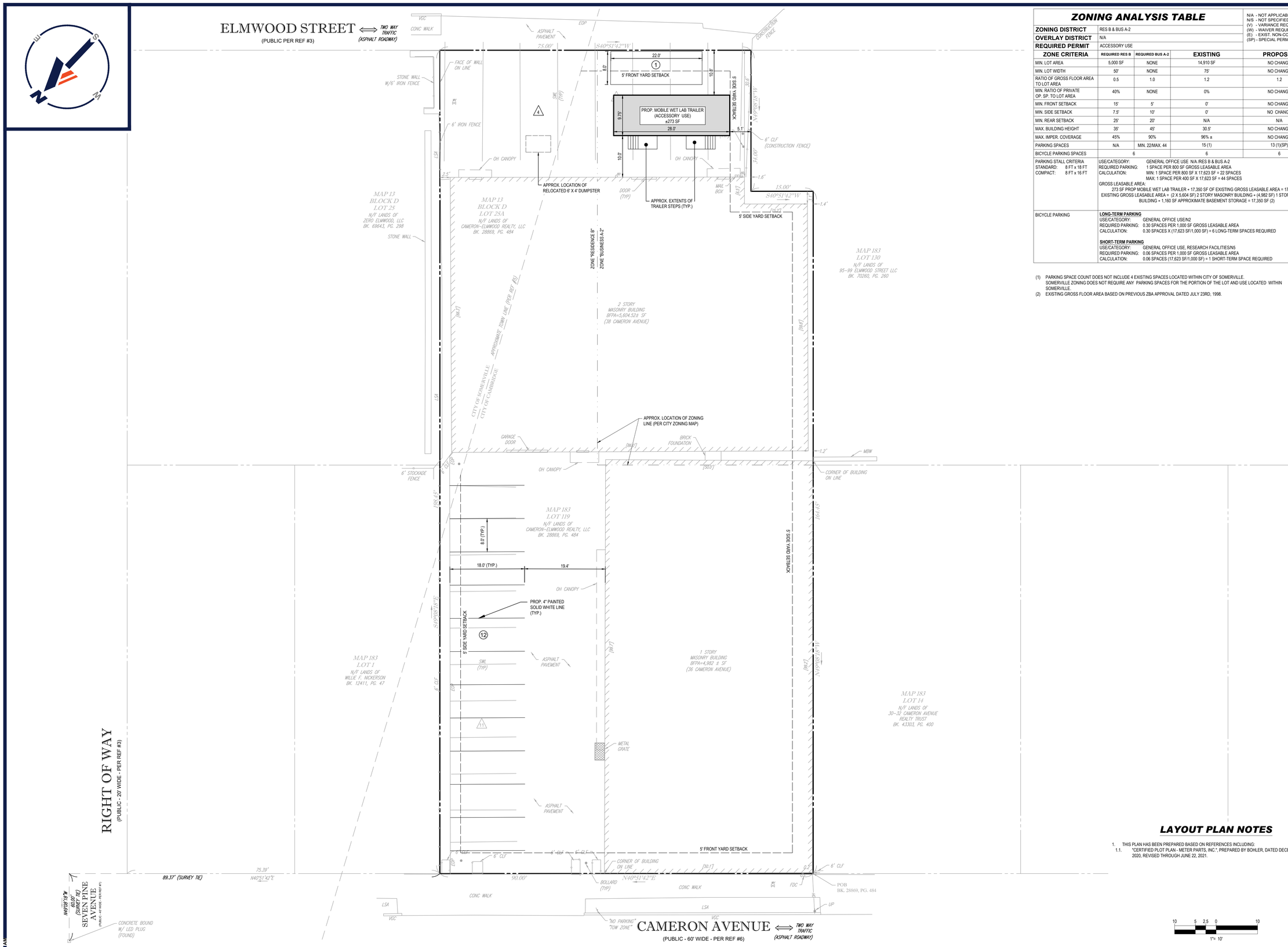
(IN FEET)
1 inch = 10 ft.

PROPOSED PLOT PLAN
METER PARTS, INC
36-38 CAMERON AVENUE & 87 ELMWOOD STREET
LOT 119, MAP 183 LOT 25A, BLOCK D, MAP 13
CITY OF CAMBRIDGE CITY OF SOMERVILLE
MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS

FIELD DATE	FIELD BOOK NO.	FIELD BOOK PG.	FIELD CREW	DRAWN:
11-23-2020	20-01 MA	88-89	C.W.	B.A.V.

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
ALBANY, NY 518-217-5010
CHALFONT, PA 215-712-0800
HAUPPAUGE, NY 631-580-2645
MANHATTAN, NY 646-780-0411
MT LAUREL, NJ 609-857-2099
WARREN, NJ 908-668-0099

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
E-LOC	G.L.H.	8-17-2021	1" = 10'	03-200368-00	1 OF 1



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(SP) - SPECIAL PERMIT

ZONING DISTRICT	RES B & BUS A-2			
OVERLAY DISTRICT	N/A			
REQUIRED PERMIT	ACCESSORY USE			
ZONE CRITERIA	**REQUIRED RES B**	**REQUIRED BUS A-2**	**EXISTING**	**PROPOSED**
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PARKING SPACES	N/A	MIN. 22/MAX. 44	15 (1)	13 (1)(SP)
BICYCLE PARKING SPACES	6		6	6

PARKING STALL CRITERIA STANDARD: 8 FT x 18 FT COMPACT: 8 FT x 16 FT	USE/CATEGORY: GENERAL OFFICE USE N/A /RES B & BUS A-2 REQUIRED PARKING: 1 SPACE PER 800 SF GROSS LEASABLE AREA CALCULATION: MIN: 1 SPACE PER 800 SF X 17,623 SF = 22 SPACES MAX: 1 SPACE PER 400 SF X 17,623 SF = 44 SPACES GROSS LEASABLE AREA: 273 SF PROP MOBILE WET LAB TRAILER + 17,350 SF OF EXISTING GROSS LEASABLE AREA = 17,623 SF EXISTING GROSS LEASABLE AREA = (2 X 5,604 SF) 2 STORY MASONRY BUILDING + (4,982 SF) 1 STORY MASONRY BUILDING + 1,160 SF APPROXIMATE BASEMENT STORAGE = 17,350 SF (2)
BICYCLE PARKING	**LONG-TERM PARKING** USE/CATEGORY: GENERAL OFFICE USE/N2 REQUIRED PARKING: 0.30 SPACES PER 1,000 SF GROSS LEASABLE AREA CALCULATION: 0.30 SPACES X (17,623 SF/1,000 SF) = 6 LONG-TERM SPACES REQUIRED **SHORT-TERM PARKING** USE/CATEGORY: GENERAL OFFICE USE, RESEARCH FACILITIES/N5 REQUIRED PARKING: 0.06 SPACES PER 1,000 SF GROSS LEASABLE AREA CALCULATION: 0.06 SPACES (17,623 SF/1,000 SF) = 1 SHORT-TERM SPACE REQUIRED

(1) PARKING SPACE COUNT DOES NOT INCLUDE 4 EXISTING SPACES LOCATED WITHIN CITY OF SOMERVILLE. SOMERVILLE ZONING DOES NOT REQUIRE ANY PARKING SPACES FOR THE PORTION OF THE LOT AND USE LOCATED WITHIN SOMERVILLE.
(2) EXISTING GROSS FLOOR AREA BASED ON PREVIOUS ZBA APPROVAL DATED JULY 23RD, 1998.

LAYOUT PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   1.1. "CERTIFIED PLOT PLAN - METER PARTS, INC.", PREPARED BY BOHLER, DATED DECEMBER 3, 2020, REVISED THROUGH JUNE 22, 2021.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
LAND PLANNING SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: M211018
DRAWN BY: AM
CHECKED BY: ZLR
DATE: 08/03/2021
CAD I.D.: M211018-CPT-A0

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

METER PARTS, INC.

PROPOSED ACCESSORY USE

MAP 13, BLOCK D, LOT 25A
MAP 183, LOT 119
36-38 CAMERON AVENUE &
87 ELMWOOD STREET
CAMBRIDGE, MASSACHUSETTS

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
www.BohlerEngineering.com

COMMONWEALTH OF MASSACHUSETTS
ZACHARY L. RICHARDS
No. 49648
REGISTERED PROFESSIONAL ENGINEER

SHEET TITLE:

PARKING PLAN

SHEET NUMBER:

C-01

ORG. DATE - 08/03/2021

P:\211M211018\DRAWINGS\PLAN SETS\REV 0\M211018-CPT-A0-----LAYOUT CA-01-CONCEPT
AM

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

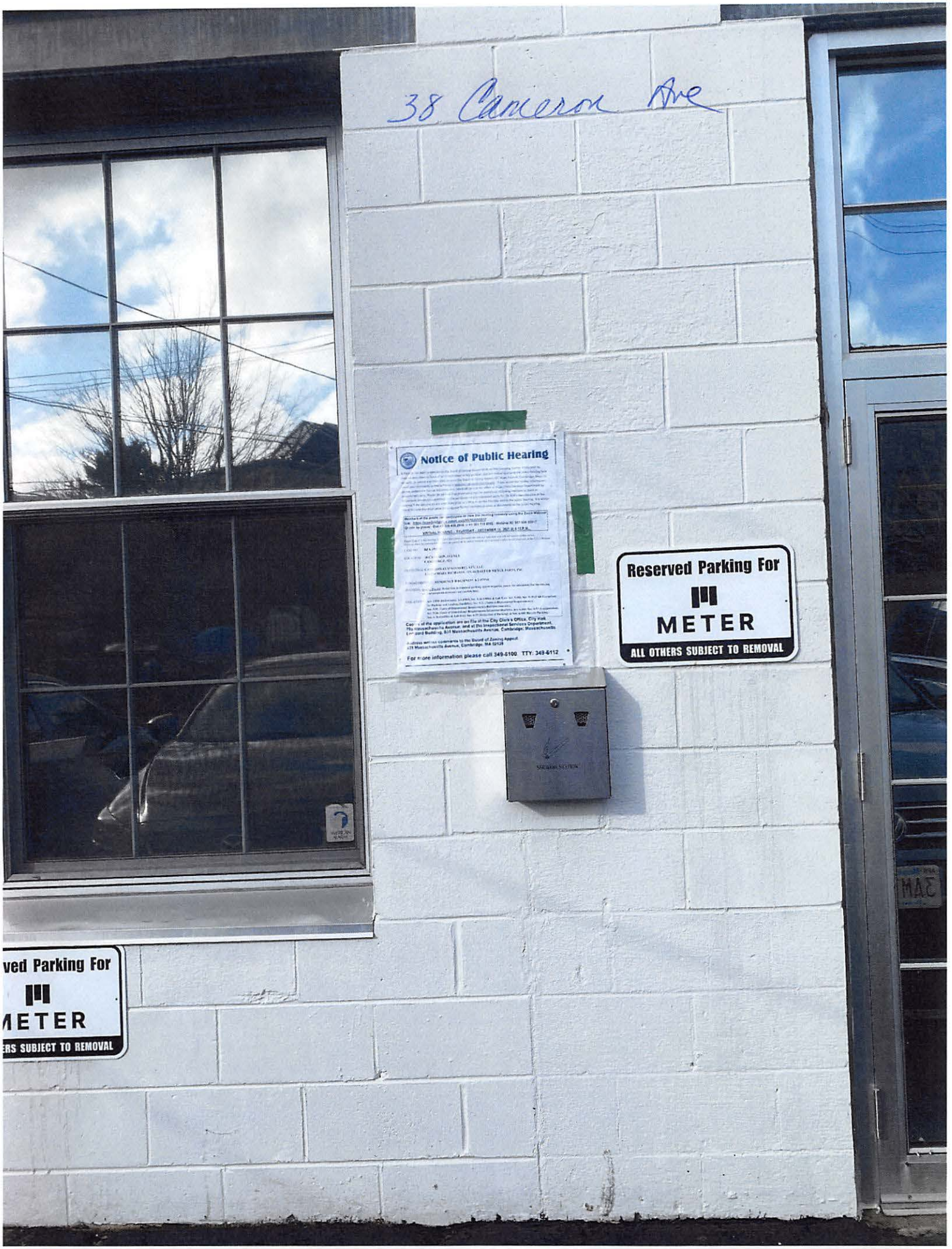
Name: Kirin Kuchrosa Levine **Date:** 11/24/21
(Print)

Address: 38 Cameron Ave.

Case No. BZA-151512

Hearing Date: 12/16/21

Thank you,
Bza Members


38 Cameron Ave
Notice of Public Hearing
For more information please call 349-6100 TTY: 349-6112
Reserved Parking For
METER
ALL OTHERS SUBJECT TO REMOVAL
ved Parking For
METER
ERS SUBJECT TO REMOVAL

YOU SEE US
EVERYWHERE
ESSEX
BUILDERS
Notice of Public Hearing
95-99 ELMWOOD
CAMBRIDGE PROJECT
CALL 9-1-1
In Case of
Emergency
Medical
Fire
Police
For all other construction related activities, contact
Sean Mannion
781-801-8013

CITY OF CAMBRIDGE
TRAFFIC, PARKING, + TRANSPORTATION

MEMORANDUM

To: Cambridge Board of Zoning Appeal (BZA)

From: Adam Shulman, Transportation Planner

Copy: Cambridge Planning Board

Date: December 7, 2021

Subject: 38 Cameron Avenue BZA Case# 151512

The Cambridge Traffic, Parking, and Transportation Department (TP+T) has reviewed the BZA Application (BZA case #151512) for a Special Permit at 38 Cameron Avenue, on behalf of Cameron-Elmwood Realty, LLC c/o Zachary Richards, Bohler Engineering, on behalf of Meter Parts Inc. TP+T offers the BZA the following comments for your consideration.

The 38 Cameron Avenue site fronts both Cameron Avenue and Elmwood Street. TP+T believes that the Elmwood Street parking lot (aka 87 Elmwood Street) is the key parking lot in question for this Special Permit.

Elmwood Street is an important connection to the Linear path located at the end of Elmwood Street.

A residential building at 95-99 Elmwood Street which has a Planning Board Special Permit (PB#308) is currently under construction and will be providing a new sidewalk on that property's Elmwood Street frontage to connect to the Linear path. The existing building at 11 Tannery Brook Row located next to this site also has a sidewalk on Elmwood Street. Therefore, there is a missing sidewalk on the Elmwood Street side of the 38 Cameron Avenue site which would be beneficial to users of the site, especially since the site will have more activity with a new wet lab trailer. The sidewalk would also complete the connection on Elmwood Street, between Tannery Brook Row and the Linear path. A diagram showing the missing sidewalk (labeled "Possible Future Connection") is attached. Also attached is the Site Plan for the 95-99 Elmwood Street Project showing that project's future sidewalk on Elmwood Street and how it was expected to connect to this site's future sidewalk.

TP+T believes that the best condition for this site would be to have a raised concrete sidewalk that connects the sidewalks on both sides of the site. Because the proposed plot plan in the BZA Application shows 4 head-in parking spaces on the Somerville side of the parking lot and one parallel parking space on the Cambridge side in front of the wet lab trailer, a long curb cut may be needed, but the concrete sidewalk could be mountable or flush to allow access for those vehicles to park. Another even better option could be to reduce the parking by one more parking space (i.e., not have the one parking

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344 Broadway, Suite 102, Cambridge, MA 02139
617-349-4700 | cambridgema.gov/traffic

space parallel to Elmwood Street) which would allow for a raised concrete sidewalk for about half the lot and a nicer parking lot condition for the wet lab trailer, such as adding some green space/landscaping between the trailer and sidewalk. Lastly, as a bare minimum condition, a striped sidewalk would be better than nothing.

TP+T has had an initial discussion with Mr. Zachary Richards at Bohler Engineering about this opportunity.

Lastly, it should be noted that plans show Elmwood Street as a public street, but the City of Cambridge has no records of acceptance for the portion of the Street in Cambridge.

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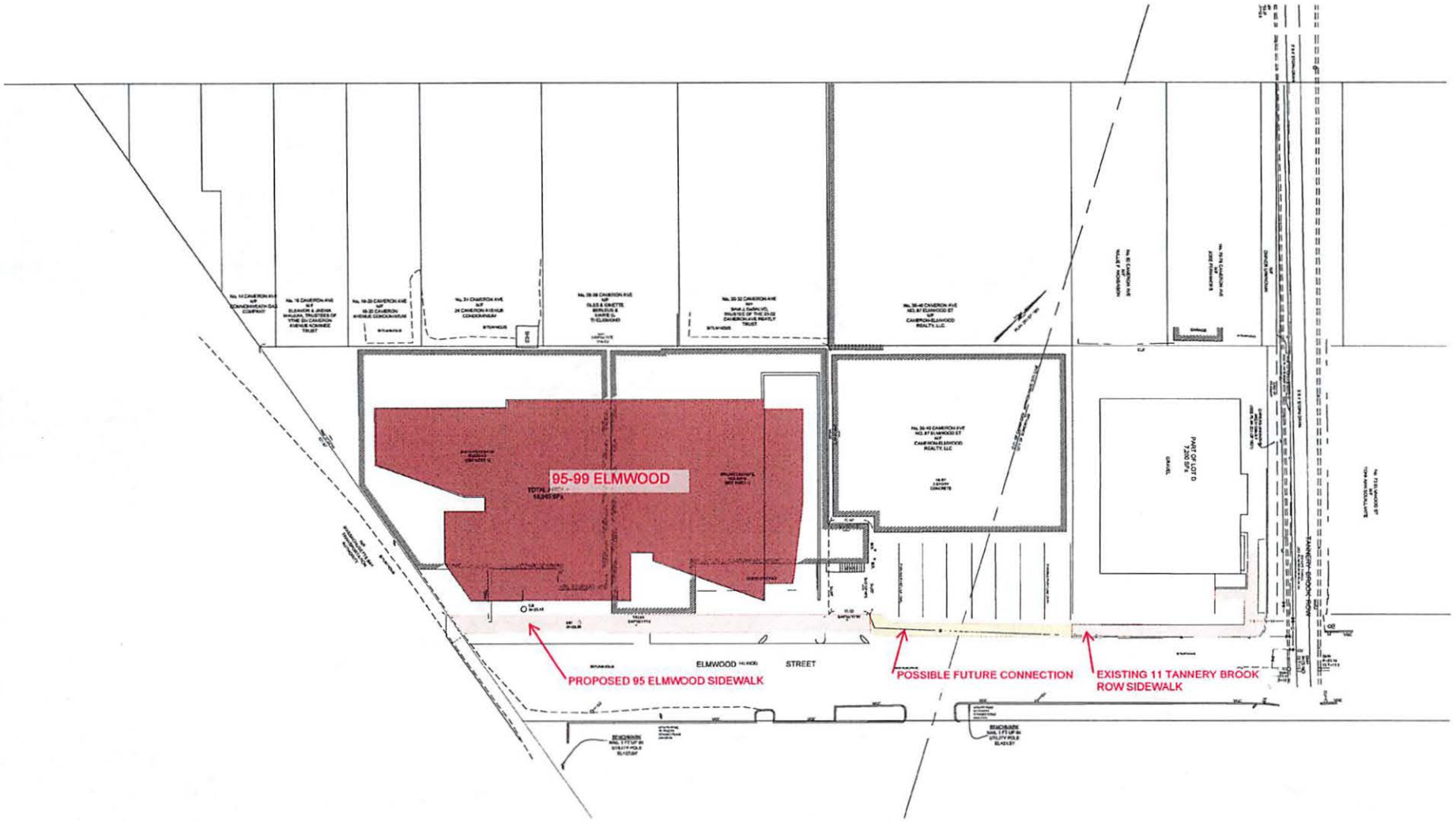
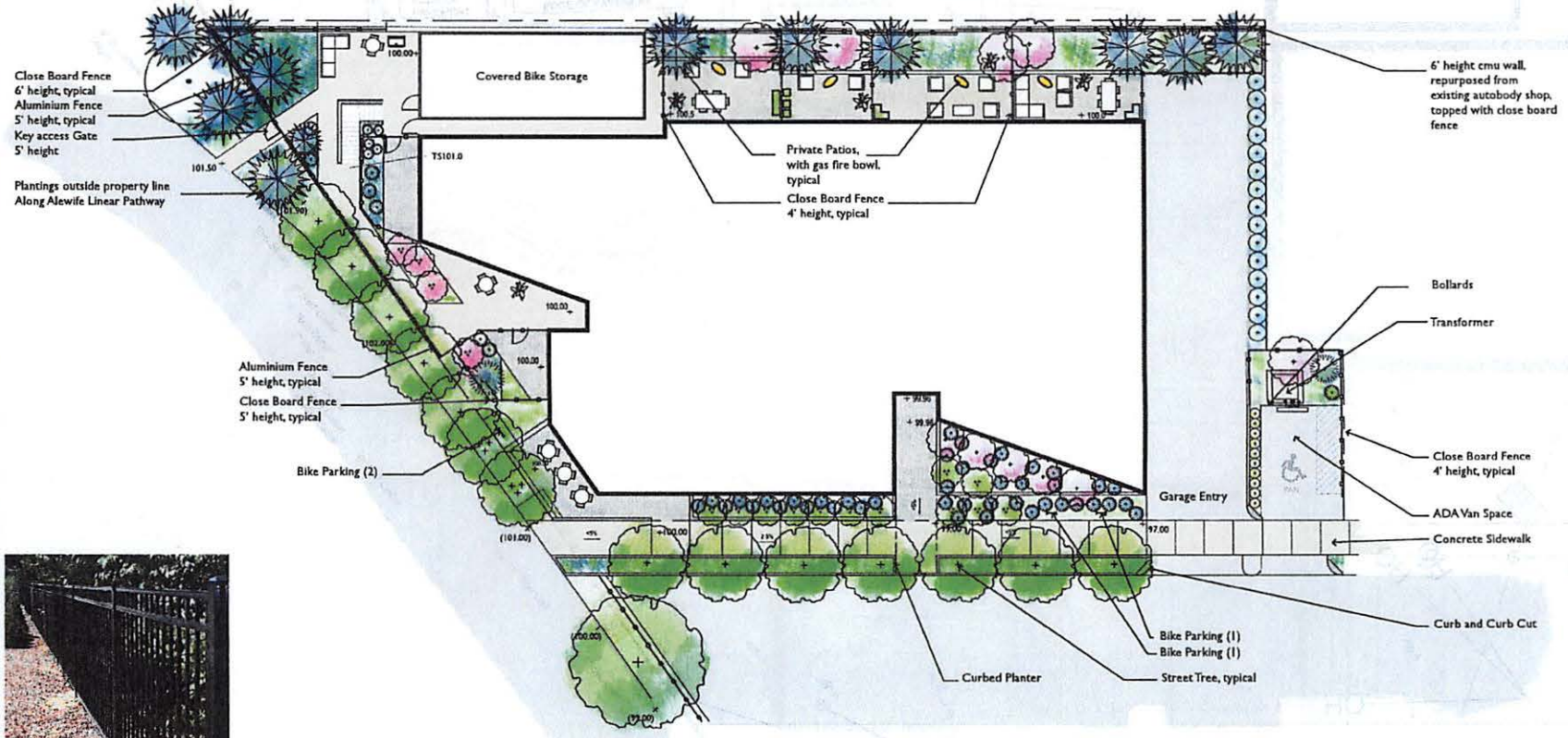


95-99 ELMWOOD_SIDEWALK ALIGNMENT

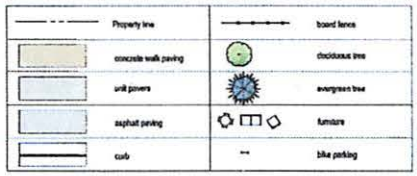
Aluminium Fence 5' height, typical

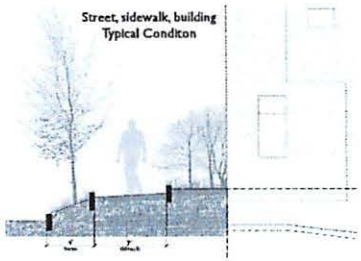


Blair Hines Design Associates
LANDSCAPE ARCHITECTS

SITE PLAN
95-99 Elmwood | Cambridge

LEGEND:





Ratay, Olivia

From: Kathy Shaskan <kathyshaskan@mac.com>
Sent: Thursday, December 16, 2021 11:57 AM
To: Ratay, Olivia
Subject: Concerns about proposal #151512 regarding 38 Cameron Ave/87 Elmwood St

Regarding proposal #151512

Hello:
I am a resident of the Tannery Lofts, which straddles the Cambridge/Somerville border and sits across the street from the commercial building at 38 Cameron Ave/87 Elmwood St. I would like to express my concerns about the proposed installation of a "wet lab" at this location:
1. Elmwood Street is a residential street filled with condos and multi-family homes. How is it possible that the only commercial building on the block can expect to install an industrial trailer right on the street? This is not in any way appropriate for the neighborhood, in either appearance or function.
2. I read the proposal, which mentions venting, but nowhere does it explain what type of laboratory activities will take place, what type of materials will be vented or whether they required filtering or remediation.
3. Employees and visitors to this site are already parking three deep on the Elmwood Street side of the building and the trailer will take up multiple parking spaces. I question the math of how many spots will be lost, since the trailer manufacturer specs require a four foot buffer around the structure. I suggest that the number in the proposal not be accepted without further confirmation.
4. The applicant seems to think that their promotion of bike commuting will solve the parking problem outlined above. This is unacceptable, since we live in an area where freezing temperatures, snow, ice and sleet are the norm, making bicycle commuting dangerous if not impossible at times.
5. The applicant chose to occupy this space knowing it did not have room for their lab. Local residents should not have to bear the burden of this decision. The applicant can rent a separate space to conduct their laboratory functions or engage a local lab to perform the work.
Thank you for hearing my concerns.
Kathy Shaskan