CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017097-2019

GENERAL INFORMATION

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

Special Permit : √ **Variance :** _____ **Appeal :** _____

PETITIONER : Eversource Energy - C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY : 377-379 Putnam Ave Cambridge, MA

TYPE OF OCCUPANCY : _____ **ZONING DISTRICT :** Residence C-2B Zone /Memorial Drive Overlay

REASON FOR PETITION :

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to install additional transformer at pre-existing electrical substation with associated switchgear and breaker.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.32.G.2 (Electrical Substation).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) : _____
(Petitioner(s) / Owner)

James J. Rafferty
(Print Name)

Address : 907 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : 4/3/19

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

NSTAR Electric Company

(Owner or Petitioner)

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

Location of Premises: 379 Putnam Avenue

the record title standing in the name of NSTAR Electric Company

whose address is;

247 Station Drive Westwood MA 02090.

(Street) (City or Town) (State & Zip Code)

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

Book 695 Page 127 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

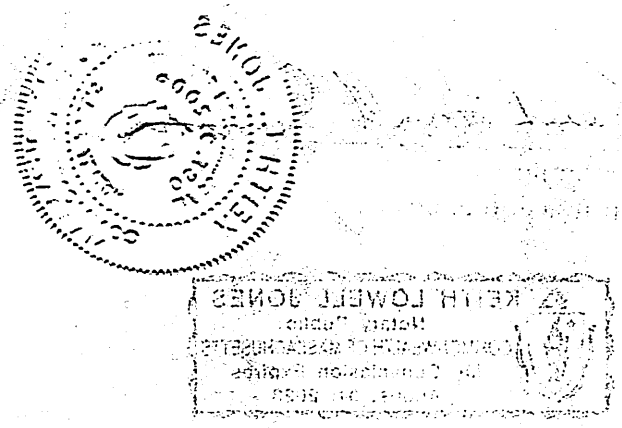
NSTAR Electric Company

Domenic J. Nicotera, Sr. Project Manager
(Owner)

On this 7th day of January 7, 2019, before me, the undersigned notary public, personally appeared Domenic J. Nicotera proved to me through satisfactory evidence of identification, which were Personal Knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

KEITH LOWELL JONES
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 31, 2023



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 377-379 Putnam 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:

Section 4.32.g.2 allows for an electrical substation in this location upon issuance of a Special Permit.

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:

There has been an electrical substation at this location since 1987. Installing a fourth transformer and associated equipment will not impact existing traffic patterns or cause congrestion. After construction, typical traffic entering and exiting this parcel would be reduced to a few technician visits each month for routine equipment maintenance.

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 adjacent uses have not been adversely affected by the electrical substation use and nearly all of them were constructed long after the substation use was established. Furthermore, the site will be visually enhanced with a new fence, improved landscaping, addition of crushed stone and the removal of hte materials being stored on-site.

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:

The substation will continue to operate in compliance with all safety, health, and building code requirements.

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:

The installation of an additional transformer and related equipment will not derogate from the purpose of the Ordinance since the Ordinance allows for such a use upon the issuance of a Special Permit.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** electrical substation

LOCATION: 377-379 Putnam Ave Cambridge, MA **ZONE:** Residence C-2B Zone /Memori

PHONE: **REQUESTED USE/OCCUPANCY:** electrical substation

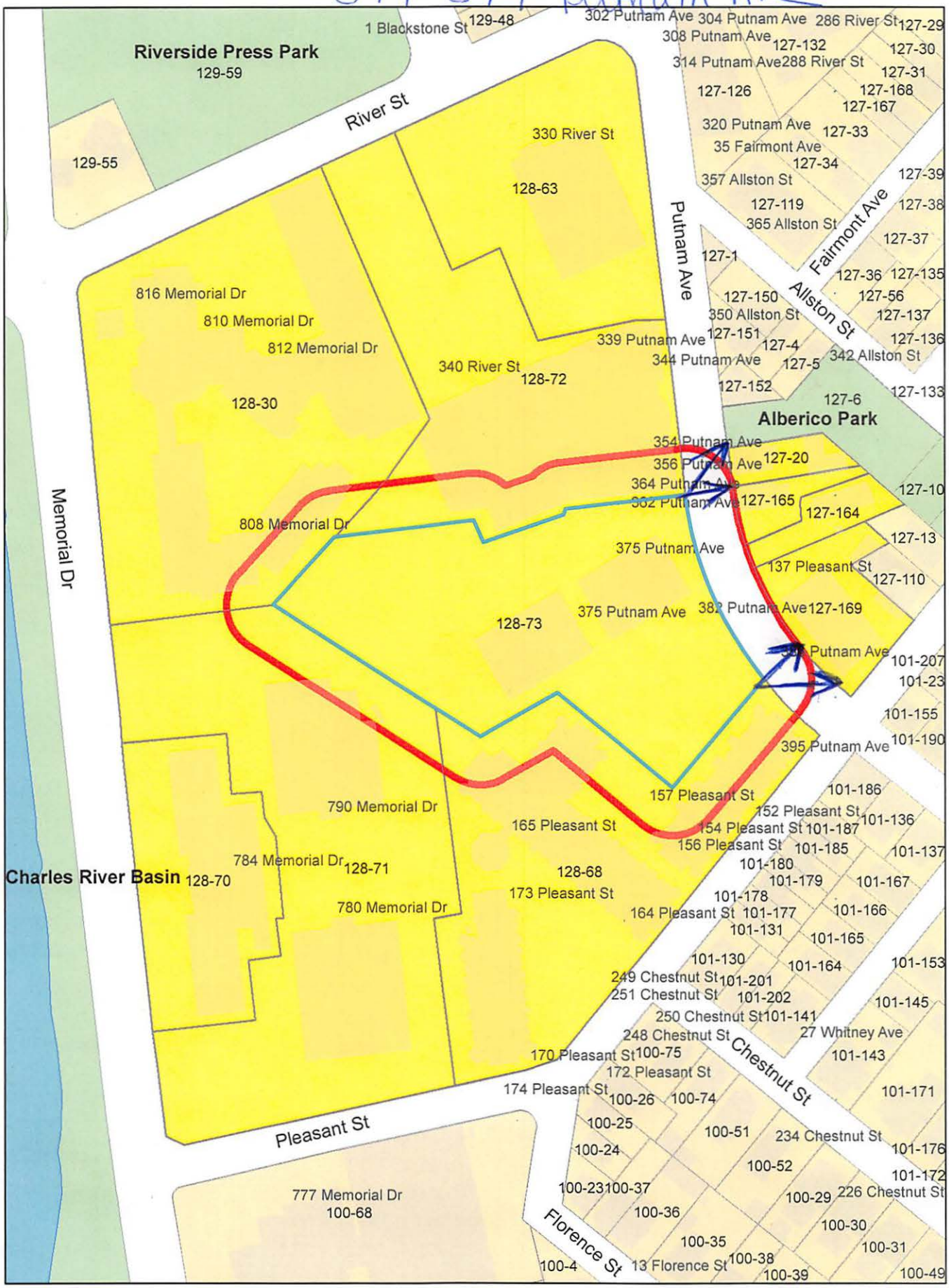
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		22,875 sf	2,608 sf	165,821 sf	(max.)
LOT AREA:		94,755 sf	no change	5,000 sf min	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.23	0.27	1.75 max	(max.)
LOT AREA FOR EACH DWELLING UNIT:		N/A	N/A	600 (min)	(min.)
SIZE OF LOT:	WIDTH	337 sf	no change	80 ft (min)	(min.)
	DEPTH	445 ft	445 ft	N/A	
SETBACKS IN FEET:	FRONT	20 ft	28 ft	7.1 ft (min)	(min.)
	REAR	10 ft	20 ft	16.75 ft (min)	(min.)
	LEFT SIDE	58 ft	no change	13.1 ft (min)	(min.)
	RIGHT SIDE	116 ft	15 ft	13.1 ft (min)	(min.)
SIZE OF BLDG.:	HEIGHT	28 ft	N/A	45 ft (max)	(max.)
	LENGTH	105 ft	N/A	N/A	
	WIDTH	75 ft	N/A	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		80	77	15	(min.)
NO. OF DWELLING UNITS:		0	0	157 (max)	(max.)
NO. OF PARKING SPACES:		5	5	0	(min./max)
NO. OF LOADING AREAS:		0	0	0	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		3	no change	N/A	(min.)

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

The entire lot is in use as an electrical substation with two buildings on site. The proposed project is to install a single outdoor circuit breaker, a transformer with associated precast isolation walls and walk in switchgear in a metal enclosure.

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

377-379 Putnam Ave



377-379 Putnam Ave 1 of 5

127-6
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

127-20
MONAGLE RICHARD
354-358 PUTNAM AVENUE
CAMBRIDGE, MA 02140

Petitioner
JAMES J. RAFFERTY, ESQ.
907 MASS AVE
CAMBRIDGE, MA 02139

127-6
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

127-169
BIBLO, LISA
143 PLEASANT ST., UNIT #1A
CAMBRIDGE, MA 02139

127-169
YARDEN, SAMUEL E. & NONA B. YARDEN
143 PLEASANT ST #2A
CAMBRIDGE, MA 02139

127-169
SMITH, MELISSA A.
143 PLEASANT ST #2C
CAMBRIDGE, MA 02139

127-169
LAMPERT, MARGARET
143 PLEASANT ST. 3A
CAMBRIDGE, MA 02139

127-169
HOWE, CALEB SAWYER
143 PLEASANT ST., #3B
CAMBRIDGE, MA 02139

127-169
KOCBERBER, SAIT & KEIKO KAMIOKA
4018 BODEN LANE
SPRING, TX 77386

127-169
DOBES, KATERINA
81 WILSON POND LANE
ROWLEY, MA 01969

127-169
POLLI, JANET
VIA CASSARINETTA 7.
6900 LUGANO, - -

127-169
HU, TIACEN & HONGYING SHEN
143 PLEASANT ST., #4B
CAMBRIDGE, MA 02139

127-169
ROUSSEAU, ALEXANDRA
453 PRENTICE ST
HOLLISTON, MA 01746

127-169
LONGLEY, MATTHEW J. &
SHAALINI RAMANADHAN& KRISHNAN RAMANADHAN
143 PLEASANT ST., #1B2
CAMBRIDGE, MA 02138

127-169
AVERY, MELINA M. & THOMAS W. WELCH IV
143 PLEASANT ST., #380
CAMBRIDGE, MA 02139

127-169
RICHARDSON, FLOYD D., JR. &
DONNA J. RICHARDSON
143 PLEASANT ST #382
CAMBRIDGE, MA 02139

127-169
CASE, MARION BILOTTA
143 PLEASANT ST #384
CAMBRIDGE, MA 02139

127-169
DESTA, YIHEYIS M.
143 PLEASANT ST., #386
CAMBRIDGE, MA 02139

128-30
808 MEMORIAL DRIVE ASSOCIATION C/O
HOMEOWNER REHAB
280 FRANKLIN ST
CAMBRIDGE, MA 02139

128-73
CAMBRIDGE ELECTRIC LIGHT CO.
C/O NSTAR ELECTRIC CO
PROPERTY TAX DEPT., P.O. BOX 270
HARTFORD, CT 06141

128-63
ACADIA 330 RIVER STREET LLC,
C/O RITE AID CORPORATON
PO BOX 3165
HARRISBURG , PA 17105

128-72
ACADIA CAMBRIDGE LLC
550 BOWIE ST
AUSTIN , TX 78704

128-70
BMX, LLC. TRUSTEE OF 784 REALTY TRUST.
C/O DAVIS MALM & D'AGOSTINE
ONE BOSTON PLACE
BOSTON, MA 02108

128-68
YANG, HYUN-SIK & GA YOUNG LEE
157 PLEASANT ST #1/101
CAMBRIDGE, MA 02139

128-68
LI, NA
157 PLEASANT ST., #1/102
CAMBRIDGE, MA 02139

128-68
KUMAR, NAVIN LINGAM & ANICA CHI-YING LAW
157 PLEASANT ST., #1/103
CAMBRIDGE, MA 02139

128-68
ELMER, MARK & LACEY ROBINSON
157 PLEASANT ST., #1/104
CAMBRIDGE, MA 02139

128-68
DARLING, ALBERT T.
157 PLEASANT ST., UNIT #1/105
CAMBRIDGE, MA 02139

128-68
DAMSKY, BETH C.
157 PLEASANT ST.,UNIT #1/106
CAMBRIDGE, MA 02139

377-379 Putnam Ave 295

128-68
OPRASEUTH, JONATHAN
157 PLEASANT ST., #1/107
CAMBRIDGE, MA 02139

128-68
HERSKOVITS, ADRIANNA
157 PLEASANT ST., #1/201
CAMBRIDGE, MA 02139

128-68
MATTOS, DAVID
157 PLEASANT ST., #1/202
CAMBRIDGE, MA 02139

128-68
DIVAKRAN, SANJAY
157 PLEASANT ST., #1/203
CAMBRIDGE, MA 02139

128-68
SEONG, IHN SIK
157 PLEASANT ST., #1/204
CAMBRIDGE, MA 02139

128-68
SHIH, WILLY C. & JULIE M. SHIH
157 PLEASANT ST. UNIT#1/205
CAMBRIDGE, MA 02139

128-68
DANIEL, AMANDA L.
157 PLEASANT ST., UNIT #1/206
CAMBRIDGE, MA 02139

128-68
COPE, DAVID
157 PLEASANT ST. UNIT 1/.207
CAMBRIDGE, MA 02139

128-68
WERFEL, JUSTIN K.
157 PLEASANT ST., #1/208
CAMBRIDGE, MA 02139

128-68
BRAUN, DAVID A. & LAURIE R. BRAUN
157 PLEASANT ST., #1/209
CAMBRIDGE, MA 02139

128-68
BICHARA-GARCIA, DAVID A.
157 PLEASANT ST., #1/301
CAMBRIDGE, MA 02139

128-68
SINGHAL, TARUN & GARIMA SINGHAL
157 PLEASANT ST., #1/302
CAMBRIDGE, MA 02139

128-68
HENTSCHEL, DIRK M.
157 PLEASANT ST. UNIT# 1/303
CAMBRIDGE, MA 02139

128-68
HENTSCHEL, DIRK M.
157 PLEASANT ST., #303
CAMBRIDGE, MA 02139

128-68
COLE, SHAWN A.
157 PLEASANT ST. UNIT#1/305
CAMBRIDGE, MA 02139

128-68
TRAPP, TIMOTHY
157 PLEASANT ST., #1/306
CAMBRIDGE, MA 02139

128-68
ALLEN, TODD
157 PLEASANT ST., #1/307
CAMBRIDGE, MA 02139

128-68
ALTIDOR, EDNOR
157 PLEASANT ST., UNIT #1/308
CAMBRIDGE, MA 02138

128-68
IRELE, FRANCIS ABIOLA
157 PLEASANT ST., UNIT #1/309
CAMBRIDGE, MA 02139

128-68
FORD, DEANNA B.
157 PLEASANT ST., #1/310
CAMBRIDGE, MA 02139

128-68
SABET, HAMID
157 PLEASANT ST., #1/311
CAMBRIDGE, MA 02139

128-68
CLICK, EMILY
165 PLEASANT ST. UNIT#2/101
CAMBRIDGE, MA 02138

128-68
KERNKRAUT, MATTHEW ERIC
165 PLEASANT ST.,#2/102
CAMBRIDGE, MA 02139

128-68
MEIU, GEORGE PAUL
165 PLEASANT ST., #2/103
CAMBRIDGE, MA 02139

128-68
SISKIND, MARIANO
165 PLEASANT ST., UNIT #2/104
CAMBRIDGE, MA 02139

128-68
KRONENBERG, HENRY M.
165 PLEASANT ST., #2/105
CAMBRIDGE, MA 02139

128-68
CRUMPACKER, CLYDE
165 PLEASANT ST. UNIT# 2/106
CAMBRIDGE, MA 02139

128-68
LIPSITZ, STUART
165 PLEASANT ST. UNIT#2/107
CAMBRIDGE, MA 02139

128-68
JEYIFO, BIODUN
165 PLEASANT ST. UNIT#108
CAMBRIDGE, MA 02139

128-68
REDLINE, SUSAN
165 PLEASANT ST., #2/109
CAMBRIDGE, MA 02139

377-379 Putnam Ave 3 of 5

128-68
COREY, KATHLEEN E.
165 PLEASANT ST., #2/110
CAMBRIDGE, MA 02139

128-68
OSNAT, NETZER
165 PLEASANT ST., #2/111
CAMBRIDGE, MA 02139

128-68
NADKARNI, SEEMANTINI K.
165 PLEASANT ST., # 2/112
CAMBRIDGE, MA 02139

128-68
CHEN, YAO
165 PLEASANT ST., #2/113
CAMBRIDGE, MA 02138

128-68
KHERA, AMIT V.
165 PLEASANT ST., # 2/114
CAMBRIDGE, MA 02139

128-68
JUNG, YUN JOON
165 PLEASANT ST 2/201
CAMBRIDGE, MA 02139

128-68
GURAL, ALEXANDRA
165 PLEASANT ST.,UNIT #2/202
CAMBRIDGE, MA 02139

128-68
CAIN, JOHN WESLEY
165 PLEASANT ST., #2/203
CAMBRIDGE, MA 02139

128-68
WONG, WESLEY PHILIP
165 PLEASANT ST., #2/204
CAMBRIDGE, MA 02139

128-68
D'ANGELO, EUGENE J.
165 PLEASANT ST, #2-205
CAMBRIDGE, MA 02139

128-68
LEWIS, KIMBERLY A.
165 PLEASANT ST., #2/206
CAMBRIDGE, MA 02139

128-68
HORWITZ, MORTON
165 PLEASANT ST 2/207
CAMBRIDGE, MA 02138

128-68
FOOTE, WARREN C/O ELLIOTT, MARK C.
165 PLEASANT ST., UNIT #2/208
CAMBRIDGE, MA 02139

128-68
JOSEPH, JOSHUA W.
165 PLEASANT ST., #2/209
CAMBRIDGE, MA 02139

128-68
JOSEPH, LOREN
165 PLEASANT ST., #2/210
CAMBRIDGE, MA 02139

128-68
HO, BANKU & MARY HO
165 PLEASANT ST., UNIT 2/211
CAMBRIDGE, MA 02139

128-68
STERN, M. DAVID
165 PLEASANT ST., #2/212
CAMBRIDGE, MA 02139

128-68
FORD, LINDA S.
165 PLEASANT ST. UNIT#2/ 213
CAMBRIDGE, MA 02139

128-68
CHEN, JONATHAN H.
165 PLEASANT ST., #2/214
CAMBRIDGE, MA 02139

128-68
LIU, DAVID & KELLY PATRICIA BRUKE
165 PLEASANT ST., #2/215
CAMBRIDGE, MA 02139

128-68
PATEL, KUNJAL
165 PLEASANT ST., #2/216
CAMBRIDGE, MA 02139

128-68
GOMES, SUSAN O.
165 PLEASANT ST., #2/301
CAMBRIDGE, MA 02139

128-68
KHADEMHOSSEINI, ALI C/O WANG, ALI
165 PLEASANT ST., #2/302
CAMBRIDGE, MA 02139

128-68
TEDESCHI, MARTHA
165 PLEASANT ST., #2/303
CAMBRIDGE, MA 02139

128-68
BROWN, CYNTHIA M.
165 PLEASANT ST 2/304
CAMBRIDGE, MA 02139

128-68
HOMSY, JASON G. & CHARLOTTE I-WEN WANG
C/O FONG, HIU-FAI
165 PLEASANT ST., #2/305
CAMBRIDGE, MA 02139

128-68
PUETT, MICHAEL
165 PLEASANT ST., UNIT #306
CAMBRIDGE, MA 02139

128-68
BRAIN, JOSEPH D.
165 PLEASANT ST. UNIT#2/307
CAMBRIDGE, MA 02139

128-68
MESA, ALEX G. & TELMA M. MORALES
165 PLEASANT ST., #2/308
CAMBRIDGE, MA 02139

128-68
HELLER, ERIC J.
165 PLEASANT ST., #2/309
CAMBRIDGE, MA 02139

377-379 Putnam Ave

4 of 5

128-68
DOYLE, KATY
165 PLEASANT ST., #2/310
CAMBRIDGE, MA 02139

128-68
ELLCOCK, JARRON & SHARMILA MATTHEWS
165 PLEASANT ST.,UNIT #2/311
CAMBRIDGE, MA 02139

128-68
VISWANATH, KASISOMAYAJULA
165 PLEASANT ST., UNIT #2/312
CAMBRIDGE, MA 02139

128-68
KIM, EDY Y.
165 PLEASANT ST. UNIT#2/313
CAMBRIDGE, MA 02139

128-68
NI, KANG-KUEN
165 PLEASANT ST., #2/314
CAMBRIDGE, MA 02138

128-68
GADJEVA, MIHAELA & ROSSEN MIRCHEV
165 PLEASANT ST., UNIT #2/315
CAMBRIDGE, MA 02139

128-68
WONDIMU, SOLOMON
165 PLEASANT ST.,UNIT# 2/401
CAMBRIDGE, MA 02139

128-68
GRUNDLER-WHITACRE, KARIN
165 PLEASANT ST. UNIT#2/402
CAMBRIDGE, MA 02139

128-68
CHEBIB, IVAN A.
165 PLEASANT ST. #2/403
CAMBRIDGE, MA 02139

128-68
SACHEZ, SHERRY L.
165 PLEASANT ST.,UNIT #2/404
CAMBRIDGE, MA 02139

128-68
CHRISTODOULOU, JOANNA
165 PLEASANT ST., #2/405
CAMBRIDGE, MA 02139

128-68
MOLINA, GEORGE & ROSE LEONARD MOLINA
165 PLEASANT ST., #2/406
CAMBRIDGE, MA 02139

128-68
ASHLEY, STANLEY W.
165 PLEASANT ST., #2/407
CAMBRIDGE, MA 02139

128-68
SUTTON, VALERIE
165 PLEASANT ST 2/408
CAMBRIDGE, MA 02139

128-68
NARAYANDAS, DAS
C/O LUO, LAN
165 PLEASANT ST., #2/409
CAMBRIDGE, MA 02139

128-68
DOKMECI, MEHMET REMZI C/O WENGROD, JORDAN C.
165 PLEASANT ST., #2/410
CAMBRIDGE, MA 02139

128-68
HEARN, ALYSHA
165 PLEASANT ST., #411
CAMBRIDGE, MA 02139

128-68
FOX, THOMAS C/O CONNORS, JOSEPH
165 PLEASANT ST., UNIT #2/412
CAMBRIDGE, MA 02139

128-68
SHIH, WILLIAM
165 PLEASANT ST., #2/413
CAMBRIDGE, MA 02139

128-68
SHIH, WILLIAM
165 PLEASANT ST., UNIT #414
CAMBRIDGE, MA 02139

128-68
FONG, HIU-FAI C/O LOH, RO-RU
165 PLEASANT ST., #2/415
CAMBRIDGE, MA 02139

128-68
LEVIN, JONATHAN C. &
AMY SCHOENFIELD LEVIN
165 PLEASANT ST., #2/416
CAMBRIDGE, MA 02139

128-68
MONTOYA, HERIBERTO & SILVIA A. MONTOYA
173 PLEASANT ST.,UNIT #3/101
CAMBRIDGE, MA 02139

128-68
MALIK, ATHAR NAVEED
173 PLEASANT ST., #3/102
CAMBRIDGE, MA 02139

128-68
MELINA, CATHERINE A.
173 PLEASANT ST.,UNIT #3/103
CAMBRIDGE, MA 02139

128-68
MARSDEN, DEBORAH L.
173 PLEASANT ST. UNIT#3/104
CAMBRIDGE, MA 02139

128-68
MAGUDIA, KIRTI & ANAND G. NATARAJ
173 PLEASANT ST., #3/105
CAMBRIDGE, MA 02139

128-68
CHAUHAN, SUNIL K.
173 PLEASANT ST., #3/106
CAMBRIDGE, MA 02139

128-68
ARTHANARI, HARIBABU
173 PLEASANT ST., #3/107
CAMBRIDGE, MA 02139

128-68
MCCARTHY, JOSEPH J. & MARINA MCCARTHY
173 PLEASANT ST, #3-108
CAMBRIDGE, MA 02139

377-379 Putnam Ave Sod 5

128-68
TSOPAS, SCOTT
173 PLEASANT ST.UNIT#3/201
CAMBRIDGE, MA 02139

128-68
ZOU, TAO
173 PLEASANT ST., #3/202
CAMBRIDGE, MA 02139

128-68
O'DONNELL, JOAN KATHRYN
173 PLEASANT ST, #3-203
CAMBRIDGE, MA 02139

128-68
ABDUREZAK, HAMZA & KIFAYA ABDURAHMAN
173 PLEASANT ST., UNIT #3/204
CAMBRIDGE, MA 02139

128-68
ARAGAM, KRISHNA
173 PLEASANT ST., #3/205
CAMBRIDGE, MA 02139

128-68
MADARIAGA, CHRISTINE SIEBERG
173 PLEASANT ST 3/206
CAMBRIDGE, MA 02139

128-68
LAU, BING KEVIN
173 PLEASANT ST., UNIT#3/207
CAMBRIDGE, MA 02139

128-68
YOU, YONG-MING & PEI-RA LING
173 PLEASANT ST., UNIT #3/208
CAMBRIDGE, MA 02139

128-68
CHALHOUB, SIDNEY
173 PLEASANT ST., #3/301
CAMBRIDGE, MA 02139

128-68
TAI, JAHIRA S.
173 PLEASANT ST., #3/302
CAMBRIDGE, MA 02139

128-68
LIANG, NAN
173 PLEASANT ST # 3/303
CAMBRIDGE, MA 02139

128-68
WANG, RUI
173 PLEASANT ST., #3/304
CAMBRIDGE, MA 02139

128-68
MILLER, PETER GRANT & ELIZABETH KWO
173 PLEASANT ST., #3/305
CAMBRIDGE, MA 02139

128-68
MILLER, PETER GRANT & ELIZABETH KWO
173 PLEASANT ST., #3/306
CAMBRIDGE, MA 02139

128-68
GOLDBERG, LENA G.
15 NICHOLS RD
COHASSET, MA 02025

128-68
COOPER, NAZNEEN PHIROZE
173 PLEASANT ST., #3/308
CAMBRIDGE, MA 02139

128-68
LUND, THERESA A.
173 PLEASANT ST., #3/401
CAMBRIDGE, MA 02139

128-68
LI, HOJUN
173 PLEASANT ST., #3/402
CAMBRIDGE, MA 02139

128-68
MADSEN, LARS PETER KNOTH
173 PLEASANT ST., #3/403
CAMBRIDGE, MA 02139

128-68
BARTLEY, M. TREARTY
173 PLEASANT ST. UNIT 404
CAMBRIDGE, MA 02139

128-68
HARTMANN, FRANCIS X.
173 PLEASANT ST. UNIT#3/405
CAMBRIDGE, MA 02138

128-68
NEPAL, BIMAL & ANJANA NEPAL
173 PLEASANT ST.,UNIT #3/406
CAMBRIDGE, MA 02139

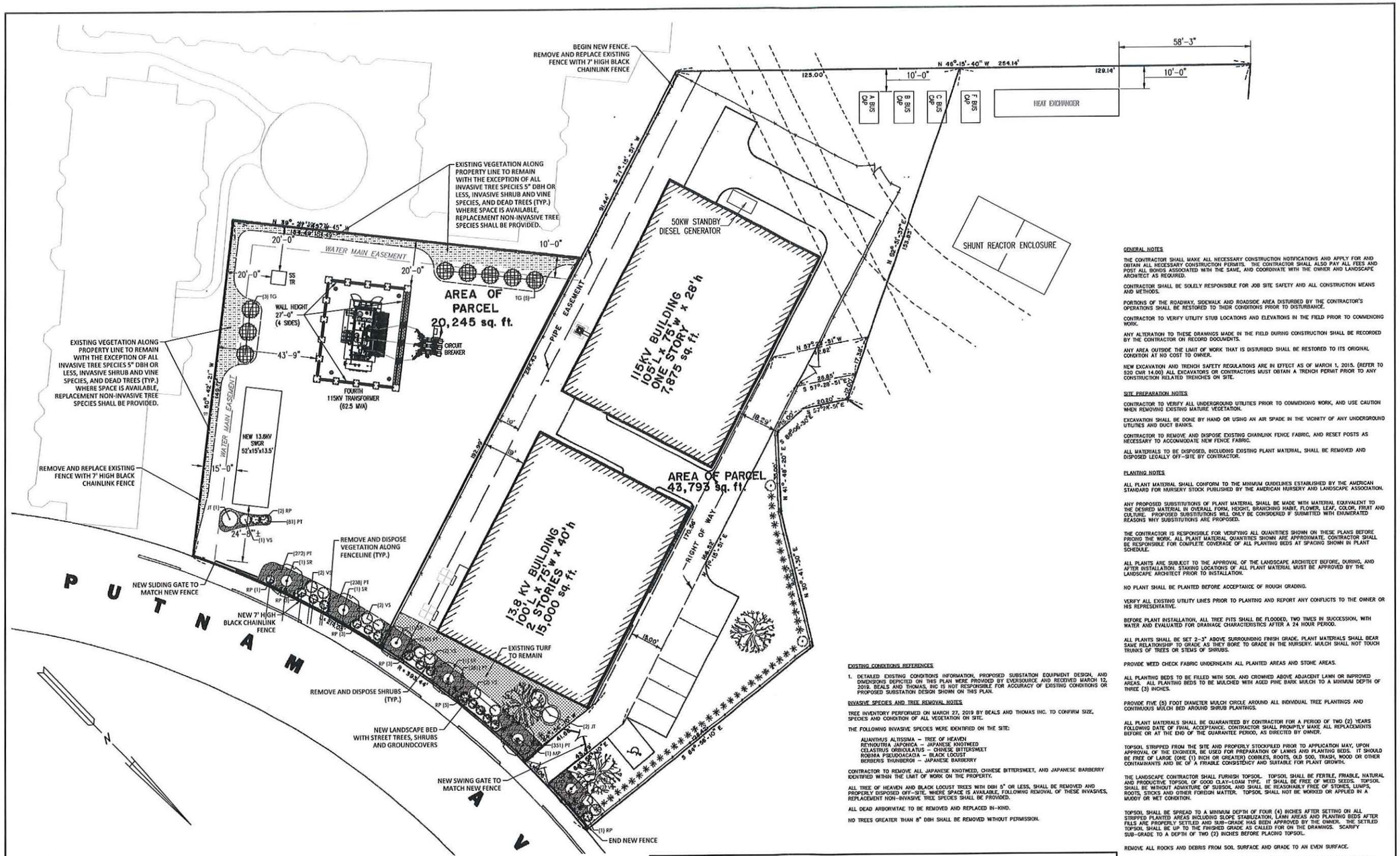
128-68
LIPSETT, SUSAN C.
173 PLEASANT ST., #3/407
CAMBRIDGE, MA 02139

128-68
BENSON, BRENT
173 PLEASANT ST., #3/408
CAMBRIDGE, MA 02139

128-71
MIT 770/784/790 MEMORIAL LLC
C/O ARE EQUITIES, INC
PO BOX 847
CARLSBAD, CA 92018

127-164
LEE, ALEJANDRO C. & GARDEN E. LEE,
TR. LEE REALTY TRUST
366 PUTNAM AVE
CAMBRIDGE, MA 02139

127-165
BONILLA, JORGE I & DELMY M. GUEVARA
360-364 PUTNAM AVE
CAMBRIDGE, MA 02139



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
JT	3	Juniperus chinensis 'Torulosa'	Hollywood Juniper	6-7' ht.	B&B
MP	2	Malus x 'Prairifire'	Prairifire Crab Apple	2-2 1/2" cal.	B&B
SR	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2-2 1/2" cal.	B&B
TG	8	Thuja plicata 'Green Giant'	Western Red Cedar	7-8' ht.	B&B

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
RP	18	Rhododendron yakusimanum 'Percy Wiseman'	Percy Wiseman Rhododendron	30-36" ht.	5 gal.
VS	11	Viburnum carlesii 'Spice Island'	Korean Spice Viburnum	3-4' ht.	B&B

GROUNDCOVER	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
PT	1,741	Pachysandra terminalis	Japanese Spurge	3" plug	9" o.c.

GENERAL NOTES

THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE OWNER AND LANDSCAPE ARCHITECT AS REQUIRED.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.

PORTIONS OF THE ROADWAY, SIDEWALK AND ROADSIDE AREA DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR CONDITIONS PRIOR TO DISTURBANCE.

CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.

ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.

ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

NEW EXCAVATION AND TRENCH SAFETY REGULATIONS ARE IN EFFECT AS OF MARCH 1, 2015. (REFER TO 520 CMR 14.00) ALL EXCAVATORS OR CONTRACTORS MUST OBTAIN A TRENCH PERMIT PRIOR TO ANY CONSTRUCTION RELATED TRENCHES ON SITE.

SITE PREPARATION NOTES

CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK, AND USE CAUTION WHEN REMOVING EXISTING MATURE VEGETATION.

EXCAVATION SHALL BE DONE BY HAND OR USING AN AIR SPADE IN THE VICINITY OF ANY UNDERGROUND UTILITIES AND DUCT BANKS.

CONTRACTOR TO REMOVE AND DISPOSE EXISTING CHAINLINK FENCE FABRIC, AND RESET POSTS AS NECESSARY TO ACCOMMODATE NEW FENCE FABRIC.

ALL MATERIALS TO BE DISPOSED, INCLUDING EXISTING PLANT MATERIAL, SHALL BE REMOVED AND DISPOSED LEGALLY OFF-SITE BY CONTRACTOR.

PLANTING NOTES

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN IN PLANT SCHEDULE.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION. STAKING LOCATIONS OF ALL PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.

VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.

BEFORE PLANT INSTALLATION, ALL TREE PITS SHALL BE FLOODED, TWO TIMES IN SUCCESSION, WITH WATER AND EVALUATED FOR DRAINAGE CHARACTERISTICS AFTER A 24 HOUR PERIOD.

ALL PLANTS SHALL BE SET 2-3" ABOVE SURROUNDING FINISH GRADE. PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO GRADE IN THE NURSERY. MULCH SHALL NOT TOUCH TRUNKS OF TREES OR STEMS OF SHRUBS.

PROVIDE WEED CHECK FABRIC UNDERNEATH ALL PLANTED AREAS AND STONE AREAS.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED PINE BARK MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES.

PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.

ALL PLANT MATERIALS SHALL BE GUARANTEED BY CONTRACTOR FOR A PERIOD OF TWO (2) YEARS FOLLOWING DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD, AS DIRECTED BY OWNER.

TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO APPLICATION MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHOULD BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.

THE LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE. TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.

TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR (4) INCHES AFTER SETTING ON ALL STRIPPED PLANTED AREAS INCLUDING SLOPE STABILIZATION, LAWN AREAS AND PLANTING BEDS AFTER FILLS ARE PROPERLY SETTLED AND SUB-GRADE HAS BEEN APPROVED BY THE OWNER. THE SETTLED TOPSOIL SHALL BE UP TO THE FINISHED GRADE AS CALLED FOR ON THE DRAWINGS. SCARIFY SUB-GRADE TO A DEPTH OF TWO (2) INCHES BEFORE PLACING TOPSOIL.

REMOVE ALL ROCKS AND DEBRIS FROM SOIL SURFACE AND GRADE TO AN EVEN SURFACE.

REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO PREVENT PONDING AND TO PROMOTE POSITIVE DRAINAGE.

THE LANDSCAPE CONTRACTOR IS TO CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.

PLANT MATERIAL OF THE ENTIRE WORK AREA IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR WHILE THE PROJECT IS UNDERWAY (INCLUDING BY NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.

CONTRACTOR SHALL PROVIDE CLEAN POTABLE WATER, HOSES AND ALL NECESSARY EQUIPMENT FOR WATERING ASSOCIATED WITH PLANTING.

PERENNIALS AND GRASSES ARE TO BE PLANTED IN A WELL PREPARED BED WHICH SHALL INCLUDE PEAT AND SLOW RELEASE FERTILIZER. BEDS SHALL BE SKIMMED WITH ONE AND ONE-HALF (1-1/2) INCH TO TWO (2) INCH MULCH (INCLUDING GROUND COVERS).

ALL NEW PLANT MATERIAL SHALL BE PRUNED AFTER PLANTING TO REMOVE ALL DEAD OR DAMAGED BRANCHES TO ENCOURAGE HEALTHY NEW GROWTH. TREE WOUND DRESSING SHALL NOT BE USED ON ANY PLANTINGS. ALL NEW PLANTINGS SHALL BE WATERED FROM TIME OF DELIVERY TO FINAL ACCEPTANCE.

ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO FINAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEET ALL ORIGINAL PLANT SCHEDULE SPECIFICATIONS.

EXISTING CONDITIONS REFERENCES

1. DETAILED EXISTING CONDITIONS INFORMATION, PROPOSED SUBSTATION EQUIPMENT DESIGN, AND DIMENSIONS DEPICTED ON THIS PLAN WERE PROVIDED BY EVERSOURCE AND RECEIVED MARCH 12, 2019. BEALS AND THOMAS, INC IS NOT RESPONSIBLE FOR ACCURACY OF EXISTING CONDITIONS OR PROPOSED SUBSTATION DESIGN SHOWN ON THIS PLAN.

INVASIVE SPECIES AND TREE REMOVAL NOTES

TREE INVENTORY PERFORMED ON MARCH 27, 2019 BY BEALS AND THOMAS INC. TO CONFIRM SIZE, SPECIES AND CONDITION OF ALL VEGETATION ON SITE.

THE FOLLOWING INVASIVE SPECIES WERE IDENTIFIED ON THE SITE:

AILANTHUS ALTISSIMA – TREE OF HEAVEN
REYNOUTRIA JAPONICA – JAPANESE KNOTWEED
CELASTRUS ORBICULATUS – CHINESE BITTERSWEET
ROBINA PSEUDOACACIA – BLACK LOCUST
BERBERIS THUNBERGII – JAPANESE BARBERRY

CONTRACTOR TO REMOVE ALL JAPANESE KNOTWEED, CHINESE BITTERSWEET, AND JAPANESE BARBERRY IDENTIFIED WITHIN THE LIMIT OF WORK ON THE PROPERTY.

ALL TREE OF HEAVEN AND BLACK LOCUST TREES WITH DBH 5" OR LESS, SHALL BE REMOVED AND PROPERLY DISPOSED OFF-SITE. WHERE SPACE IS AVAILABLE, FOLLOWING REMOVAL OF THESE INVASIVES, REPLACEMENT NON-INVASIVE TREE SPECIES SHALL BE PROVIDED.

ALL DEAD ARBORVITAE TO BE REMOVED AND REPLACED IN-KIND.

NO TREES GREATER THAN 8" DBH SHALL BE REMOVED WITHOUT PERMISSION.

PREPARED FOR:

EVERSOURCE
247 STATION DRIVE
WESTWOOD, MASSACHUSETTS

FOR PERMITTING ONLY

COPYRIGHT (C) BY BEALS AND THOMAS, INC.
ALL RIGHTS RESERVED

PREPARED BY:
BEALS + THOMAS
Civil Engineers + Landscape Architects + Land Surveyors + Planners + Environmental Specialists

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

ISSUE DATE	DESCRIPTION
5	
4	
3	
2	
1	
0 03/28/2019	FIRST ISSUE

DES	DWN	CHK'D	APP'D

PROJECT:
STA 831
379 PUTNAM AVENUE
CAMBRIDGE, MA

SCALE: 1" = 20' DATE: MARCH 28, 2019

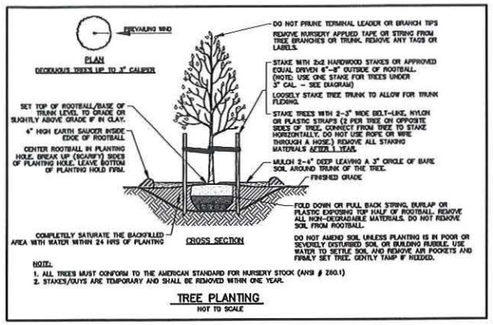
METERS 0 5 10 15
FEET 0 10 20 40 60

LANDSCAPE PLAN

B+T JOB NO. 3083.00

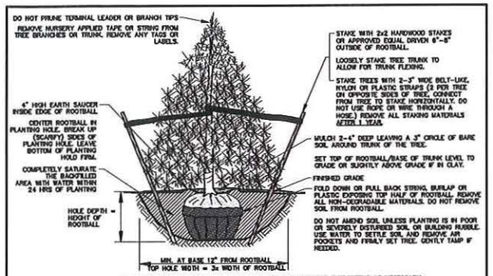
B+T PLAN NO. 308300P001A-001

L1.0



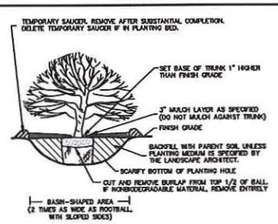
NOTE:
1. ALL TREES MUST CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI # Z60.1)
2. STAKES/GUYS ARE TEMPORARY AND SHALL BE REMOVED WITHIN ONE YEAR.

TREE PLANTING
NOT TO SCALE

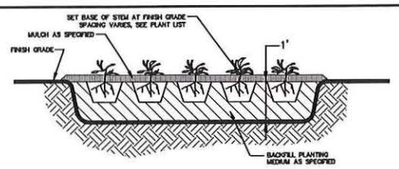


1. APPLY AN ANTI-DESICCATION ON CONIFEROUS AND BROADLEAF EVERGREENS AS NECESSARY.
2. ALL TREES MUST CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI # Z60.1)
3. STAKES/GUYS ARE TEMPORARY AND SHALL BE REMOVED WITHIN ONE YEAR.

EVERGREEN TREE PLANTING
NOT TO SCALE

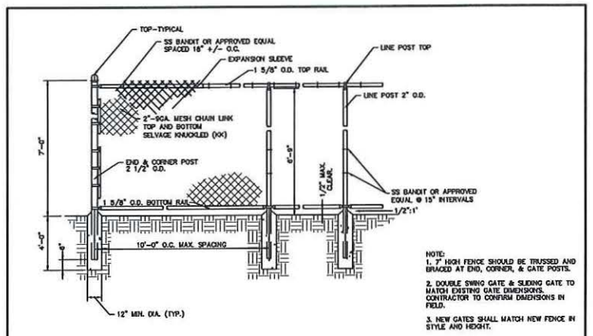


SHRUB PLANTING
NOT TO SCALE



NOTE: ON SLOPES GREATER THAN 3:1, 1/2" JUTE MESH SHALL BE PEGGED (24" ON CENTER) OVER BED PRIOR TO PLANTING.

GROUNDCOVER PLANTING
NOT TO SCALE



NOTE:
1. 7' HIGH FENCE SHOULD BE TRUSSED AND BRACED AT END, CORNER, & GATE POSTS.
2. DOUBLE SWING GATE & SLIDING GATE TO MATCH EXISTING GATE DIMENSIONS. CONTRACTOR TO CONFIRM DIMENSIONS IN FIELD.
3. NEW GATES SHALL MATCH NEW FENCE IN STYLE AND HEIGHT.

CHAIN LINK FENCE
NOT TO SCALE

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.

PREPARED FOR:

EVERSOURCE
247 STATION DRIVE
WESTWOOD, MASSACHUSETTS

FOR PERMITTING ONLY

COPYRIGHT (C) BY BEALS AND THOMAS, INC.
ALL RIGHTS RESERVED

PREPARED BY:
BEALS + THOMAS
Civil Engineers + Landscape Architects + Land Surveyors + Planners + Environmental Specialists

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

5		
4		
3		
2		
1		
0	03/28/2019	FIRST ISSUE
	ISSUE DATE	DESCRIPTION

DES	DWN	CHK'D	APP'D

PROJECT:
STA 831
379 PUTNAM AVENUE
CAMBRIDGE, MA

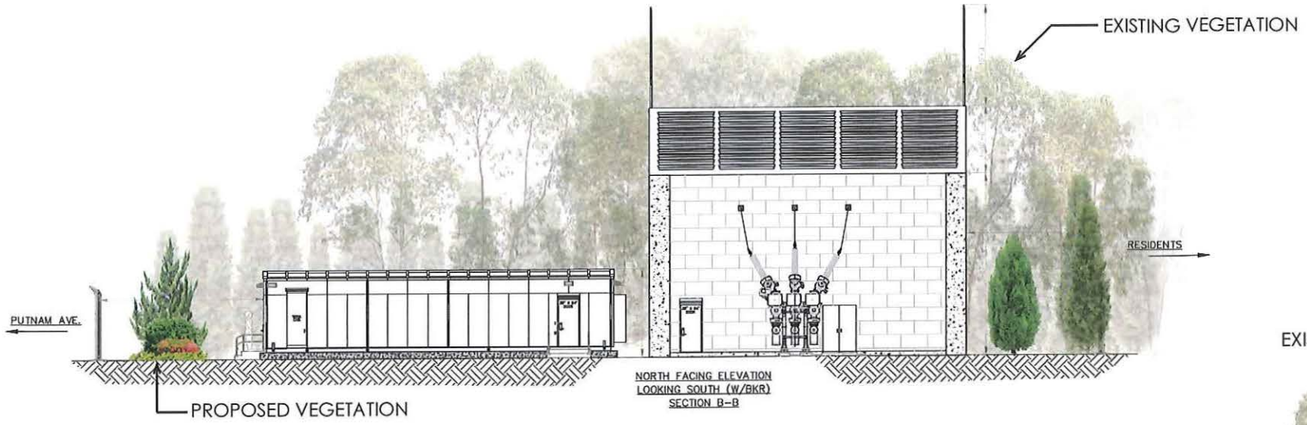
SCALE: N/A DATE: MARCH 28, 2019

NOTES, LEGEND, REFERENCES AND DETAILS

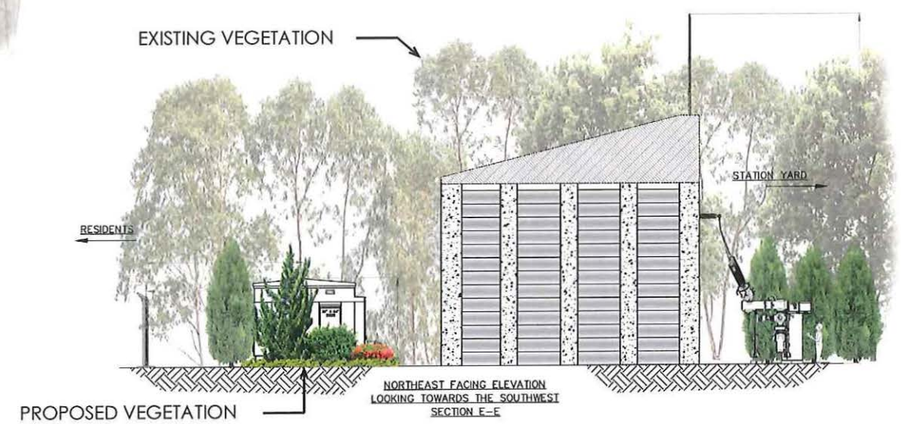
B+T JOB NO.3083.00

B+T PLAN NO. 308300P001A-002

C1.1

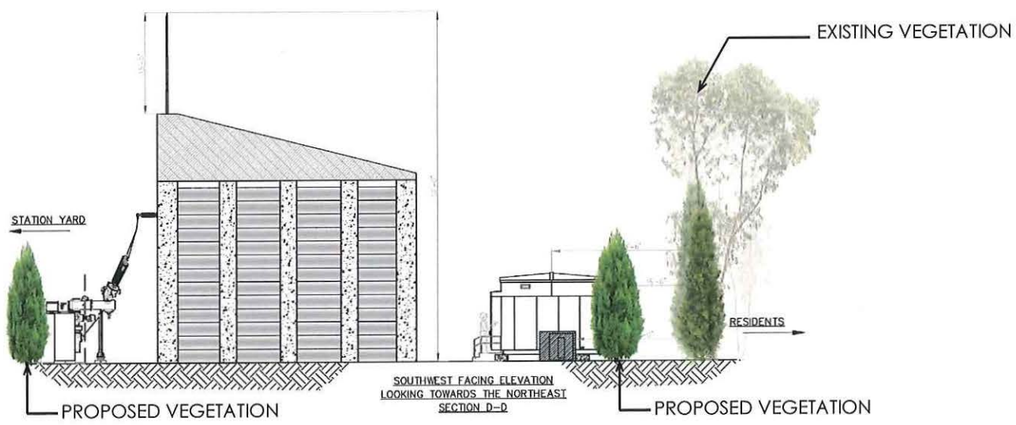


NORTH FACING ELEVATION
LOOKING SOUTH (W/BKR)
SECTION B–B



NORTHEAST FACING ELEVATION
LOOKING TOWARDS THE SOUTHWEST
SECTION E–E

SOUTH FACING ELEVATION
LOOKING NORTH
SECTION C–C



SOUTHWEST FACING ELEVATION
LOOKING TOWARDS THE NORTHEAST
SECTION D–D

NOTES:

1. EXISTING VEGETATION SHOWN FOR GRAPHIC PURPOSES ONLY TO DEPICT APPROXIMATE HEIGHT & DENSITY AND DOES NOT REFLECT THE EXACT EXISTING VEGETATION HEIGHTS OR LOCATIONS AROUND THE SITE.
2. PROPOSED ARBORVITAE ARE SHOWN AT ±15' HEIGHT (APPROXIMATE HEIGHT WITHIN 5 YEARS OF PLANTING).

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.1.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.

PREPARED FOR:

EVERSOURCE
247 STATION DRIVE
WESTWOOD, MASSACHUSETTS

FOR PERMITTING ONLY

COPYRIGHT (C) BY BEALS AND THOMAS, INC.
ALL RIGHTS RESERVED

PREPARED BY:
BEALS+THOMAS
Civil Engineers + Landscape Architects + Land Surveyors + Planners + Environmental Specialists

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

5		
4		
3		
2		
1		
0	03/28/2019	FIRST ISSUE
	ISSUE DATE	DESCRIPTION

DES	DWN	CHK'D	APP'D

PROJECT:
STA 831
379 PUTNAM AVENUE
CAMBRIDGE, MA

SCALE: 1" = 10' DATE: MARCH 28, 2019

METERS 0 2.5 5 7.5
FEET 0 5 10 20 30

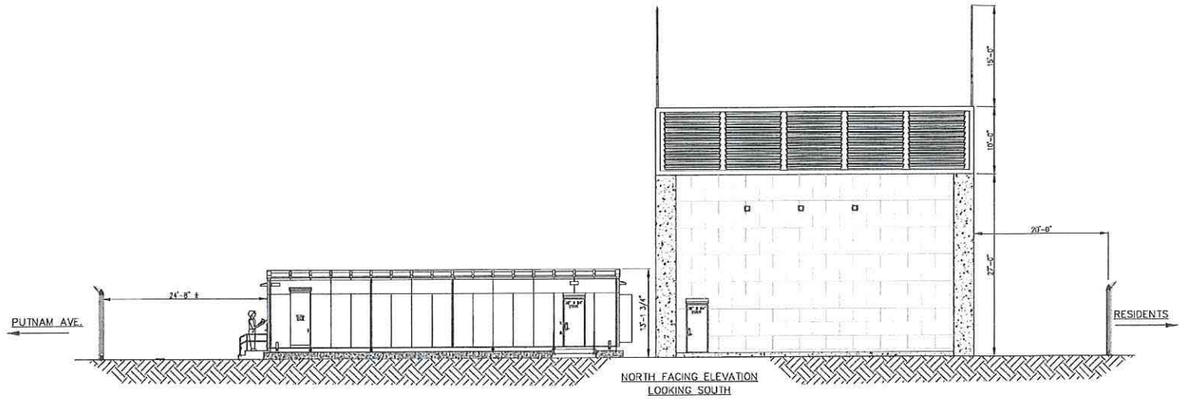
SITE SECTIONS

B+T JOB NO.3083.00

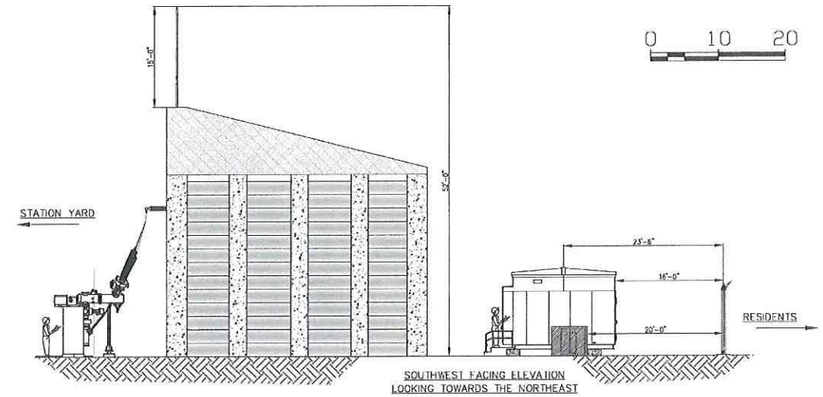
B+T PLAN NO. 308300P001A–003

C1.2

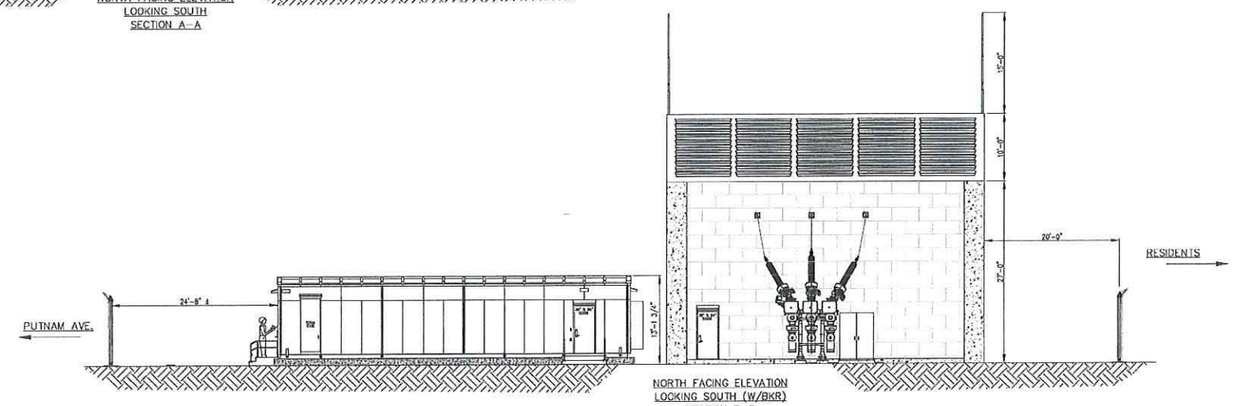
SETBACKS_ELEVATIONS_SK



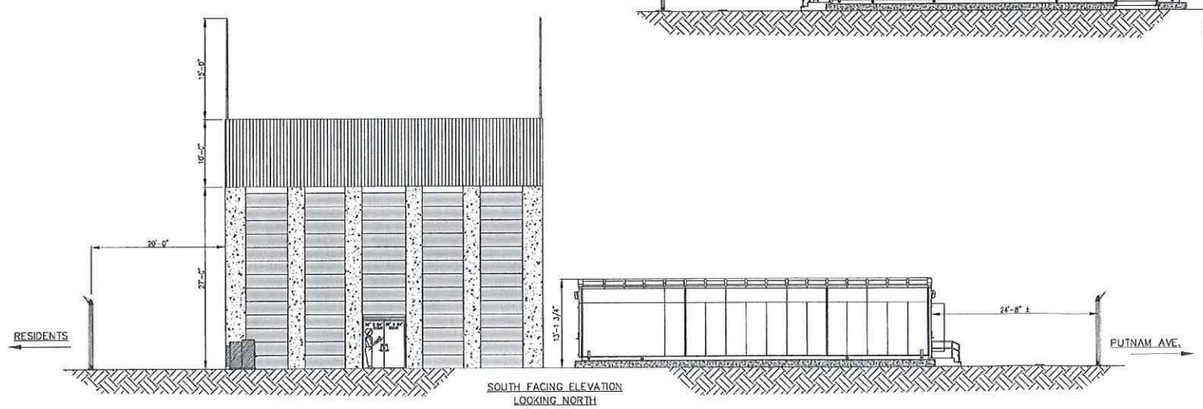
NORTH FACING ELEVATION
LOOKING SOUTH
SECTION A-A



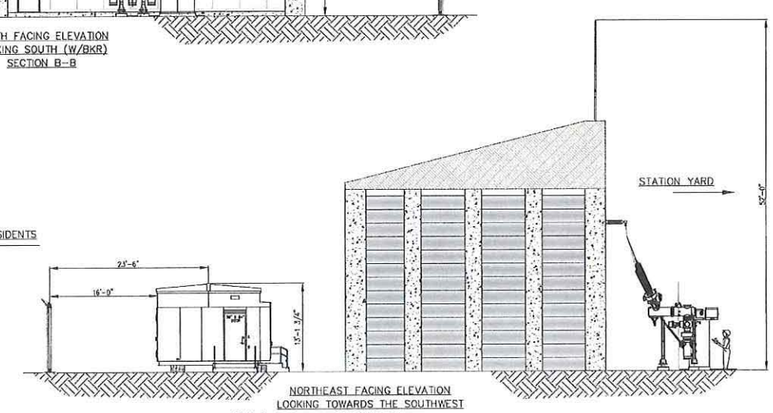
SOUTHWEST FACING ELEVATION
LOOKING TOWARDS THE NORTHEAST
SECTION D-D



NORTH FACING ELEVATION
LOOKING SOUTH (W/BKR)
SECTION B-B



SOUTH FACING ELEVATION
LOOKING NORTH
SECTION C-C



NORTHEAST FACING ELEVATION
LOOKING TOWARDS THE SOUTHWEST
SECTION E-E

NO	DATE	DESCRIPTION OF ALTERATIONS	BY	CHECKED	APPROVED	TITLE OF REFERENCE DRAWINGS	NUMBER

DRAWN MAS
DATE MARCH 9th 2019
SCALE 1/8 IN.=1 FOOT
THIS DWG PRODUCED FROM

ELECTRICAL RNC | CJA

APPROVED MARCH 12th, 2019
J. ZICKO

SETBACKS ELEVATIONS SK

NSTAR ELECTRIC

ELEVATIONS
PROPOSED 115KV YARD

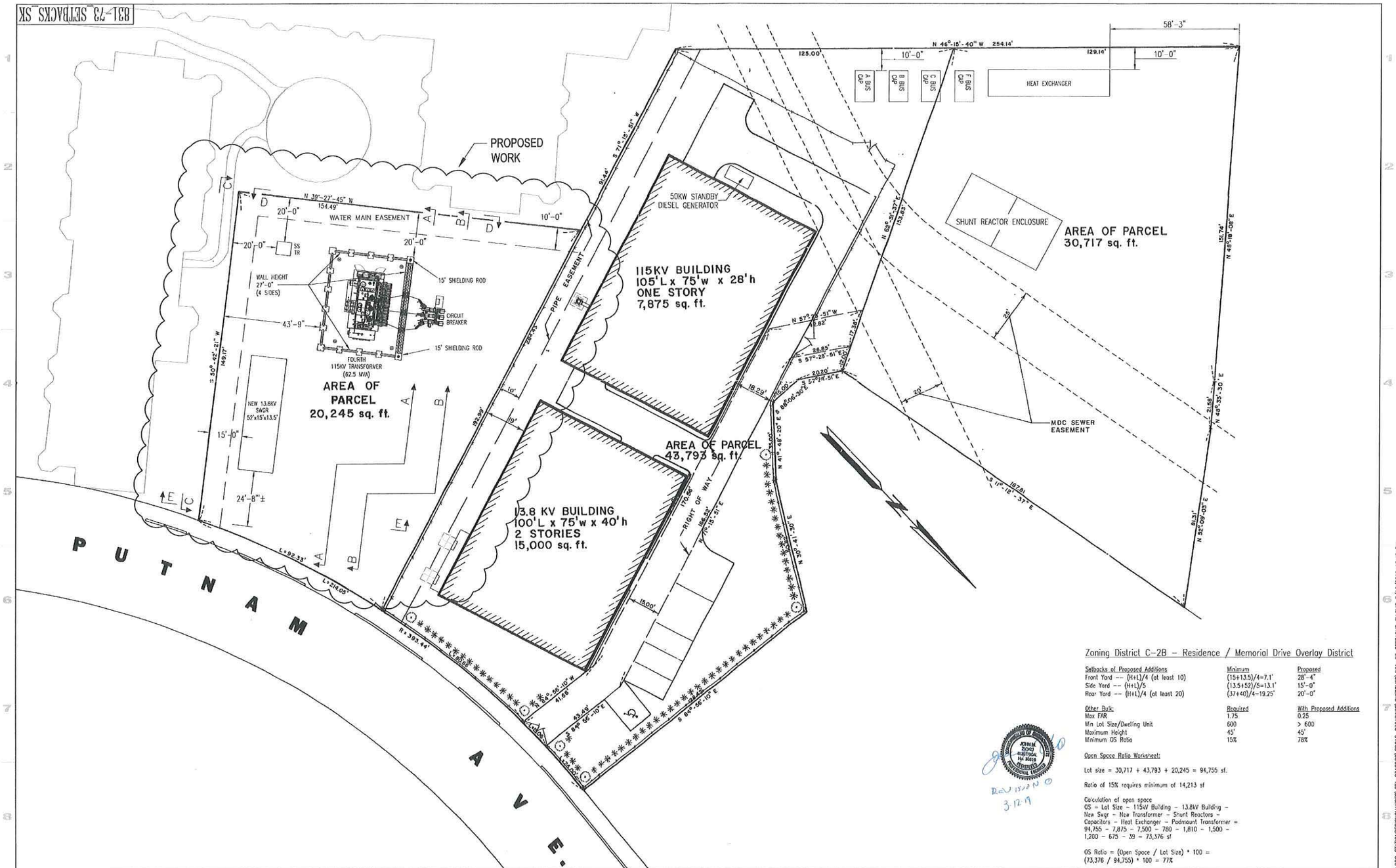
831 STATION PUTNAM AVE

SDCs PENDING NONE

I.D. EL

N:\SUBSTATIONENG\SDC_STATIONDESIGNCHANGES\STA_831SDCS\SDC16-070\DWGS\SETBACKS_ELEVATIONS_SK.DWG,3/12/2019 12:47 PM

831-73 SETBACKS SK



Zoning District C-2B – Residence / Memorial Drive Overlay District

Setbacks of Proposed Additions	Minimum	Proposed
Front Yard -- (H+L)/4 (at least 10)	(15+13.5)/4=7.1'	28'-4"
Side Yard -- (H+L)/5	(13.5+52)/5=13.1'	15'-0"
Rear Yard -- (H+L)/4 (at least 20)	(37+40)/4=19.25'	20'-0"

Other Bulk:	Required	With Proposed Additions
Max FAR	1.75	0.25
Min Lot Size/Dwelling Unit	600	> 600
Maximum Height	45'	45'
Minimum OS Ratio	15%	78%

Open Space Ratio Worksheet:

Lot size = 30,717 + 43,793 + 20,245 = 94,755 sf.

Ratio of 15% requires minimum of 14,213 sf

Calculation of open space
OS = Lot Size – 115kV Building – 13.8kV Building – New Swgr – New Transformer – Shunt Reactors – Capacitors – Heat Exchanger – Padmount Transformer =
94,755 – 7,875 – 7,500 – 780 – 1,810 – 1,500 – 1,200 – 675 – 39 = 73,376 sf

OS Ratio = (Open Space / Lot Size) * 100 =
(73,376 / 94,755) * 100 = 77%

REVISED 3-12-19

NO	DATE	DESCRIPTION OF ALTERATIONS	BY	CHECKED	APPROVED
0	12/20/18	DRAWING CREATED FOR CAMBRIDGE ZONING BOARD UNDER SDC 18-070A	MAS	RNC	

TITLE OF REFERENCE DRAWINGS | NUMBER

DRAWN MAS
DATE DEC 20,2018
SCALE 1/16 IN.=1 FOOT
THIS DWG PRODUCED FROM 831 – 73

ELECTRICAL RNC | CJA

APPROVED DEC 20, 2018
D. FOLEY

NSTAR ELECTRIC

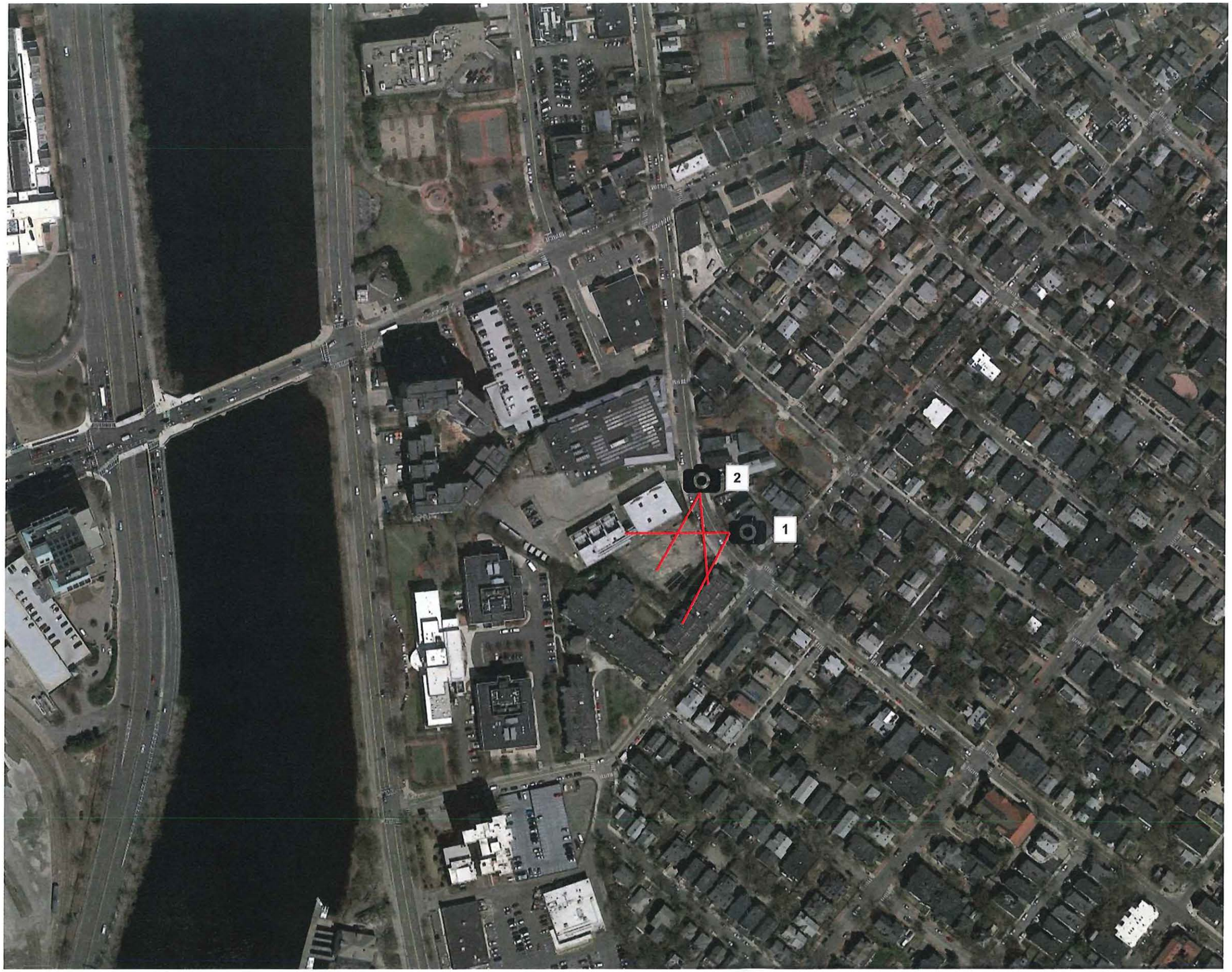
PLOT PLAN/GENERAL ARRANGEMENT
SHOWING PROPOSED SWITCHGEAR & TRANSFORMER ADDITION
831 STATION PUTNAM AVE.

831-73 SETBACKS SK

N:\SUBSTATIONS\SDC_STATIONS\ESCHANGES\STA_831\SDCS\SDC18-070\DWGS\SKETCHES\831-73_SETBACKS_SK.DWG, 3/12/2019 12:49 PM

SDCs PENDING NONE

I.D. YP



LEGEND

1 PHOTO LOCATION AND NUMBER

DIRECTION OF PHOTO

EVERSOURCE
379 PUTNAM AVENUE
STA 831 VISUAL SIMULATION
MARCH 2019

PHOTO LOCATION MAP

TRC

VIEWPOINT LOCATION MAP

PROPOSED CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	760743.9 E
MA State Plane feet	2956584.4 N
Viewpoint Location	Putnam Ave
Viewer Eye Elevation	13 ft msl
Distance to Project	45 feet
Camera Model	NIKON D3000
Lens Setting	36 mm
Date/Time	1-14-2019/12:49 pm

EVERSOURCE
379 PUTNAM AVENUE
STA 831 VISUAL SIMULATION
MARCH 2019

PHOTO LOCATION 1: PUTNAM AVE – EXISTING CONDITIONS

TRC

VIEWPOINT LOCATION MAP

EXISTING CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	760743.9 E
MA State Plane feet	2956584.4 N
Viewpoint Location	Putnam Ave
Viewer Eye Elevation	13 ft msl
Distance to Project	45 feet
Camera Model	NIKON D3000
Lens Setting	36 mm
Date/Time	1-14-2019/12:49 pm

EVERSOURCE
379 PUTNAM AVENUE
STA 831 VISUAL SIMULATION
MARCH 2019

PHOTO LOCATION 1: PUTNAM AVE– PROPOSED CONDITIONS

TRC

VIEWPOINT LOCATION MAP

PROPOSED CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	760707.1 E
MA State Plane feet	2956660.8 N
Viewpoint Location	Putnam Ave
Viewer Eye Elevation	12 ft msl
Distance to Project	95 feet
Camera Model	NIKON D3000
Lens Setting	36 mm
Date/Time	1-14-2019/12:51 pm

EVERSOURCE
379 PUTNAM AVENUE
STA 831 VISUAL SIMULATION
MARCH 2019

PHOTO LOCATION 2: PUTNAM AVE– EXISTING CONDITIONS

TRC

VIEWPOINT LOCATION MAP

EXISTING CONDITIONS

TECHNICAL INFORMATION

Viewpoint Coordinates in	760707.1 E
MA State Plane feet	2956660.8 N
Viewpoint Location	Putnam Ave
Viewer Eye Elevation	12 ft msl
Distance to Project	95 feet
Camera Model	NIKON D3000
Lens Setting	36 mm
Date/Time	1-14-2019/12:51 pm

EVERSOURCE
379 PUTNAM AVENUE
STA 831 VISUAL SIMULATION
MARCH 2019

PHOTO LOCATION 2: PUTNAM AVE – PROPOSED CONDITIONS

TRC

CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

2019 APR 10 AM 11:44

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017097-2019

GENERAL INFORMATION

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

Special Permit : √ **Variance :** _____ **Appeal :** _____

PETITIONER : Eversource Energy - C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY : 377-379 Putnam Ave Cambridge, MA

TYPE OF OCCUPANCY : _____ **ZONING DISTRICT :** Residence C-2B Zone /Memorial Drive Overlay

REASON FOR PETITION :

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to install additional transformer at pre-existing electrical substation with associated switchgear and breaker.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.32.G.2 (Electrical Substation).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) : _____
(Petitioner(s) / Owner)

James J. Rafferty
(Print Name)

Address : 907 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : 4/3/19