



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

The Planning Board of the City of Cambridge will hold a public hearing on Tuesday, August 21, 2018 at 7:30 p.m. in the City Hall Annex, Second Floor, 344 Broadway, Cambridge, Massachusetts on a petition by the City Council entitled "Proposal for converting flat concave roofs to a kind of greenhouse/glass porch, Z.O. 5.55," and reading as follows:

In an effort to enhance the City's commitment to mitigating environmental impacts of certain older types of residential buildings, namely so-called "triple-deckers", while improving the City's storm-water management, modifications to the applicable dimensional requirements of this Article 5.000, in particular regarding FAR and height limitations, may be authorized under the following circumstances:

Residential buildings with a flat (concave) roof which may have poor upper-level thermal insulation and/or contribute to important heat island effects, or may suffer from the secondary effects of overinsulation, and on which a drain pipe collects water from the roof and combines it with household waste-water, discharging into a single outflow pipe to the municipal sewer line provided that the resulting construction will: significantly increase the thermal efficiency of the building, entirely eliminate rain water entry from the concerned roof into the sewer system, and that said rain water is harvested on the property at the rate of 1/8 gallon per square foot of roof area, with the remainder dispersed at the ground to follow its natural path without direct encumbrance onto abutting properties, the construction of a partial structure relieved from the applicable FAR and height limit may be permitted within the following limits: Additional height not to exceed 10 ft. above the existing roof line of the building, Footprint to be no closer than 3 feet from either long edge or rear side of the building, no less than 6 feet from front/street-side of building, and additional FAR not to exceed 20% of the existing FAR of the building.

Furthermore, in enhancing alternative energy sources (Article 22), additional positive consideration will be given to projects that improve the: installation of solar panels (impractical on residential flat roofs); use of passive solar heating, convective cooling, seasonal shading with natural plants, using rainwater at the roof level or floors below, planting flowering bushes and vegetation attractive to pollinating insects at the roof level, and harmonization of the new roof profile with the neighborhood architecture.

Copies of the petition are on file in the Office of the City Clerk, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts and at the Community Development Department, 344 Broadway, and online at www.cambridgema.gov/cdd/zoninganddevelopment/zoning/amendments. Questions concerning the petition may be addressed to Liza Paden at 617/349-4647 or lpaden@cambridgema.gov.

The City of Cambridge does not discriminate on the basis of disability. The City of Cambridge will provide reasonable accommodations to people with disabilities upon request. Please make requests for alternative formats at least two weeks in advance by contacting Liza Paden, Planning Board staff, at 617/349-4647, lpaden@cambridgema.gov.