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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, October 19, 2010

7:00 p.m.

in

Second Floor Meeting Room, 344 Broadway
City Hall Annex -- McCusker Building
Cambridge, Massachusetts

Hugh Russell, Chair
Thomas Anninger, Vice Chair
William Tibbs, Member
Pamela Winters, Member
Steven Winter, Member
Charles Studen, Member
Ahmed Nur, Member

Susan Glazer, Acting Assistant City Manager
for Community Development

Community Development Staff:
Liza Paden
Roger Booth
Les Barber
Stuart Dash
Iram Farooq

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P R O C E E D I N G S

HUGH RUSSELL: Good evening. This is the meeting of the Cambridge Planning Board. The first item on our agenda is the review of the Zoning Board of appeal cases.

LIZA PADEN: We also have a representative here tonight from T-Mobile on the last case on this agenda, 100 Concord Avenue. So he can make a presentation, but I can answer any questions you may have about the cases before then.

CHARLES STUDEN: I actually have a question, Liza, on case 10014.

LIZA PADEN: Okay.

CHARLES STUDEN: The library expansion program at Harvard. I remember when, as a courtesy, they came to the Board and presented the plan which I thought was quite exciting. And at the time there were some Variances that were required. They were somewhat technical, I think, in terms of

1 setback and so on. I didn't know if you
2 knew, it says to reflect minor design
3 changes. I assume in some way they affected
4 the minimum distance between the building on
5 the lot, and the fact that they were
6 enlarging a non-conforming structure. I
7 mean, it's not something that we really get
8 involved in. I was just curious what the
9 issue was there, if you knew.

10 LIZA PADEN: In 2009 the Variances
11 that were granted were related to the setback
12 of the Carpenter Center.

13 CHARLES STUDEN: Right.

14 LIZA PADEN: The second Variance is
15 the standard alteration of a non-conforming
16 structure and enlargement of that
17 non-conforming structure and to modify the
18 width of the curb cut for the loading area on
19 Broadway. And now what they are requesting
20 is that there be further refinement of the --
21 they need a Variance to refine the distance

1 between the buildings. And I believe they're
2 not meeting the minimum distance between the
3 two buildings. And I'm trying to find -- I
4 saw the number.

5 CHARLES STUDEN: That's okay. I
6 didn't mean to get into the real detail of
7 this. I just wanted conversation that this
8 sounds like it's more procedural than it is
9 anything else, but there hasn't been a
10 substantial change.

11 LIZA PADEN: Oh, no, there hasn't
12 been a substantial change. It's just a
13 continuation of now the building's actually
14 closer in one spot than they originally
15 thought it was going to be.

16 STEVEN WINTER: Liza, I've got a
17 question about 10012.

18 LIZA PADEN: Isn't it exciting we're
19 in the big numbers here?

20 CHARLES STUDEN: I'm confused by the
21 text, and rather than tell you how it's

1 confused me, maybe you could tell me what
2 they're doing.

3 LIZA PADEN: A picture is worth a
4 thousand words.

5 STEVEN WINTER: For my colleagues I
6 was concerned that I was reading that a
7 structure was being built in the driveway and
8 then covered while -- in a second iteration.

9 HUGH RUSSELL: You can interpret
10 that ambiguous language that way, yes.

11 CHARLES STUDEN: Yes.

12 HUGH RUSSELL: Indeed that is what
13 they're doing.

14 LIZA PADEN: That is what they're
15 doing. So this is the steps, and the roofed
16 area over the steps and the landing to get to
17 the ground. And it's in the side yard
18 setback. See? This setback is only nine
19 feet .86.

20 STEVEN WINTER: Where there's the
21 feet access?

1 LIZA PADEN: I believe they're
2 coming in this way, and they're going to stop
3 the garage. Here's the photograph of what
4 happens.

5 STEVEN WINTER: So this will no
6 longer be a driveway?

7 LIZA PADEN: That's what it looks
8 like. It looks like it's going to stop here
9 (indicating).

10 STEVEN WINTER: Where would that be
11 on here? I guess while we're going there, my
12 other question is can a resident build
13 structures on their driveways as of right?

14 LIZA PADEN: No.

15 HUGH RUSSELL: No.

16 STEVEN WINTER: Okay.

17 HUGH RUSSELL: That's why they vary.

18 STEVEN WINTER: It seems very odd.

19 LIZA PADEN: That's why they're at
20 the Variance.

21 HUGH RUSSELL: It seems like they're

1 bui l di ng a porch and they' re addi ng a roof.
2 And there appears to be a dri veway but
3 not. . . .

4 STEVEN WINTER: They want to add a
5 porch roof over a new deck i n the dri veway.

6 HUGH RUSSELL: Yes, okay. That' s
7 correct. So the present dri veway that
8 they' re cutti ng off, and they' re bui l di ng a
9 porch.

10 STEVEN WINTER: Ri ght. So they' ve
11 shortened the dri veway. And thi s rel ief that
12 they' re aski ng i s si mply l et us bui l d on our
13 dri veway?

14 LIZ A PADEN: Yes.

15 HUGH RUSSELL: Well , i t' s reall y l et
16 us bui l d a non-conformi ng porch on the
17 dri veway. Whi ch happens to be presentl y used
18 as a dri veway.

19 STEVEN WINTER: Do we know how many
20 parki ng spaces i t wi l l take away? Are there
21 any esti mates?

1 L I Z A P A D E N: They' re not taki ng any
2 away. Ri ght, there' s two spaces there now,
3 and there wi ll be two spaces.

4 S T E V E N W I N T E R: Okay. I' m okay wi th
5 that.

6 H U G H R U S S E L L: Yes. We can l eave i t
7 for the Zoni ng Board.

8 S T E V E N W I N T E R: Thank you.

9 L I Z A P A D E N: Thank you.

10 H U G H R U S S E L L: Okay. Now that we' re
11 warmed up, we can sort of get to the meatier
12 questi on of the T-Mobi l e, Concord Avenue.

13 L I Z A P A D E N: Okay. Thi s i s another
14 one of the cases where they' re rel ocati ng and
15 repl aci ng exi sti ng antennas.

16 If you want to come up.

17 P E T E R C O O K E: Hi . Peter Cooke here
18 on behal f of T-Mobi l e. Agai n, i t' s part of
19 the same project that we talked about l ast
20 month, the aeri al l ocati on. We work on an
21 exi sti ng si te. We are i n the steeple of

1 Saint Peter' s Church over on Concord Avenue.
2 We' ve got three antennas there behind the
3 southeast and west Louvers in the steeple
4 area, and we are looking to A, add a cabinet
5 in the equipment area which is located
6 interior to the steeple area. And add one
7 antenna to the north to the louver -- to
8 replace the louver. And essentially the only
9 exterior change will be replacement of the
10 existing louver to a fiberglass RF friendly
11 material to match the other three louvers we
12 replaced as part of the original installation
13 a few years ago. So, hopefully a pretty --
14 about as straight forward as we can make it.

15 STEVEN WINTER: Just to confirm,
16 then, all of the equipment is closed --

17 PETER COOKE: Everything is
18 interior.

19 STEVEN WINTER: -- within the
20 steeple.

21 PETER COOKE: Yes, sir.

1 STEVEN WINTER: And the change may
2 be the change in the visual texture of the
3 look of the louver itself.

4 PETER COOKE: Well, the louver will
5 be matched. Similar -- the other three, if
6 you're familiar with the steeple, the other
7 three have already been done. They were done
8 as part of our original installation. So we
9 will match the existing louver under, you
10 know, the same process that we did before.
11 So it should match. It will match what's
12 already there.

13 HUGH RUSSELL: Sounds wonderful.

14 CHARLES STUDEN: It does.

15 PAMELA WINTERS: Yes, it does.

16 HUGH RUSSELL: I wish everybody
17 could have buildings that they could do that
18 on.

19 PETER COOKE: Well, it's always
20 helpful to have a nice tall one you can do
21 that, too.

1 CHARLES STUDEN: They all need
2 steeples, right?

3 HUGH RUSSELL: Right. Okay.

4 PETER COOKE: Thank you.

5 HUGH RUSSELL: So let's send a note
6 to the --

7 STEVEN WINTER: I'm sorry, do we
8 have an actual item here?

9 HUGH RUSSELL: Well, I think we
10 should send a note to the Zoning Board that
11 says this is the kind of thing we really like
12 to see when you're expanding facilities.

13 STEVEN WINTER: Okay.

14 PETER COOKE: Thank you very much.

15 CHARLES STUDEN: Thank you.

16 LIZA PADEN: I'm sorry, I didn't
17 hear what your comment was.

18 HUGH RUSSELL: That we would send a
19 note to the Zoning Board saying that because
20 this is not changing the appearance of the
21 structure, this is a sort of thing we really

1 like to see, easy installations.

2 LIZA PADEN: Okay. Thank you.

3 HUGH RUSSELL: So our next -- our
4 first scheduled hearing is at 7:20. That's
5 seven minutes from now. In the interim we
6 can ask Susan if she would give us her
7 report, update.

8 SUSAN GLAZER: Thank you, Hugh. Can
9 everyone hear me?

10 We will not have a meeting on November
11 2nd since that would be our normal meeting
12 day, but it's an election day, so the
13 Planning Board meeting has been canceled. So
14 our only meeting in November will be November
15 16th. And at that time there will be a
16 public hearing on the Fox Petition for
17 Cottage Park Avenue to rezone it to Residence
18 C. It's sort of an odd-shaped parcel behind
19 a business district in a residential area.

20 And at the moment that's the only piece
21 of business we have on the agenda.

1 HUGH RUSSELL: Okay. Thank you.

2 SUSAN GLAZER: Oh, and just for your
3 information, in December the meetings will be
4 December 7th, and if necessary the 21st.

5 HUGH RUSSELL: Was there something
6 else you wanted to bring to our attention?

7 LIZA PADEN: No, if Susan is done.

8 SUSAN GLAZER: I am done.

9 LIZA PADEN: I didn't know if you
10 wanted to go to the extension for the Special
11 Permit.

12 HUGH RUSSELL: We can do that, can't
13 we?

14 I take it the Petitioner is not
15 represented tonight?

16 LIZA PADEN: The Petitioner is tied
17 up. He may or may not be on his way
18 considering what's going on with him. He
19 called and he said he was going to try to get
20 here, but he wasn't exactly sure how that was
21 going to work.

1 HUGH RUSSELL: Okay. So this is the
2 request to extend the re-issuance of a
3 Special Permit for construction of a
4 seven-story office building at 112-114-116
5 Mount Auburn Street and 15 Bennett Street. I
6 think that also includes the conductor's
7 building.

8 LIZA PADEN: Yes.

9 HUGH RUSSELL: In which we acted on
10 a couple years ago.

11 LIZA PADEN: Yes.

12 HUGH RUSSELL: And they're unable to
13 begin construction on the project by November
14 10th when their permit will expire. It's
15 unusually complex, and because it's got
16 separate ownership of parcels and one of the
17 owners is the MBTA. They put some planning
18 and marketing efforts, but as a result the
19 unprecedented economic downturn, they have
20 not finalized any of these.

21 STEVEN WINTER: May I comment?

1 HUGH RUSSELL: Yes.

2 STEVEN WINTER: I want to remember
3 and recall that this was a wonderful adaptive
4 reuse of in-fill development of a terrific
5 building. And also this proponent is
6 extending the courtesy to this Board of
7 asking for this extension when I'm not sure
8 that it's legally required now with the
9 legislation. I'm not sure if that
10 legislation was passed. But this is a great
11 courtesy, and I think we should respect it.

12 And also I do want to read the one
13 sentence that means the most to me:
14 Furthermore, the existing Massachusetts Bay
15 Transportation Authority structures, uses and
16 reserved rights affecting the aggregated
17 parcels add significantly to the complexity
18 of the project.

19 So any time we can help somebody
20 address the barrier of the MBTA, I'm all for
21 it.

1 HUGH RUSSELL: Right.

2 I mean, the other thing is that on the
3 flip side, this project allows the MBTA to
4 continue operating its service, which is of
5 great value to the public.

6 We ordinarily grant these requests
7 unless we find there's been a significant
8 change in the facts that we're to look at
9 when the permit was granted. I don't believe
10 Harvard Square's changed materially in that
11 period of time. So, I would myself support
12 this extension.

13 STEVEN WINTER: I concur.

14 PAMELA WINTERS: Yes.

15 HUGH RUSSELL: Would somebody else
16 like to make a motion to that effect?

17 PAMELA WINTERS: So moved.

18 HUGH RUSSELL: Second.

19 CHARLES STUDEN: Second.

20 WILLIAM TIBBS: Second.

21 HUGH RUSSELL: All those in favor?

1 (Show of hands.)

2 HUGH RUSSELL: All members are in
3 favor.

4 (Russell, Winters, Tibbs, Winter,
5 Studen, Nur.)

6 HUGH RUSSELL: Okay. With my fuzzy
7 glasses it's 7:20, so we will start the
8 public hearing on Zoning Board case 251,
9 61-69 Bolton Street.

10 ATTORNEY JAMES RAFFERTY:

11 Mr. Carlson needs two or three minutes. Is
12 that okay?

13 HUGH RUSSELL: Sure.

14 (A short recess was taken.)

15 HUGH RUSSELL: There is a sign-up
16 sheet over in that window sill over there.
17 Anybody who wants to speak, it would be
18 helpful if you sign up on the sign-up sheet.

19 ATTORNEY JAMES RAFFERTY: There are
20 slight revisions.

21 HUGH RUSSELL: Mr. Rafferty, are you

1 all set?

2 ATTORNEY JAMES RAFFERTY: Thank you,
3 yes.

4 HUGH RUSSELL: Please proceed.

5 ATTORNEY JAMES RAFFERTY: Good
6 evening, Mr. Chairman, members of the Board.
7 For the record, my name is James Rafferty.
8 I'm an attorney with the law firm of Adams
9 and Rafferty located at 130 Bishop Allen
10 Drive. Appearing this evening on behalf of
11 the Petitioner DG Real Estate Development.

12 This is an application for a
13 multi-family Special Permit for a proposed
14 residential project, 25-unit residential
15 project in a Residence C-1 District. The
16 property is located at the corner of Bolton
17 Street and Sherman Street. It abuts the
18 commuter rail and is across Sherman Street
19 from a Jose's Mexican Restaurant, a local
20 landmark.

21 And it currently and has been

1 hi storically been used as surface parking for
2 a commerci al bui lding at the end of Bol ton
3 Street. The property in its current
4 confi gurati on contains 35 parki ng spaces,
5 accessed through a dri veway on Bol ton Street,
6 an existi ng dri ve. There' s currentl y the
7 onl y i mprovement on the property is a
8 concrete bl ock garage. That garage woul d
9 come down as part of the devel opment.

10 Thi s eveni ng' s presentati on is by Jai
11 Khal sa. Mr. Khal sa is wi th the Khal sa Desi gn
12 Group. He has devi sed a scheme here that is
13 i ntended to refl ect consi stency wi th the
14 ci ty' s urban desi gn gui del i nes, parti cul arl y
15 as these proposed uni ts meet the street.
16 There is complete conformi ty wi th the
17 di mensi onal requi rements of the Residence C-1
18 Zoni ng Di stri ct wi th thi s lot. However, the
19 mul ti -fami l y Speci al Permi t requi rement is
20 that for uni ts in excess of 12, a Speci al
21 Permi t is requi red.

1 The project is on a lot of
2 approximately 19,500 square feet. It would
3 have 25 dwelling units, three of those would
4 be affordable units.

5 The parking ratio equals one to one,
6 and Mr. Khalsa will walk you through that.
7 The bicycle space requirement is exceeded by
8 one. And there have been a few, very few
9 minor changes to the drawings. And we've
10 passed out a slightly updated version. And
11 his presentation this evening, Mr. Khalsa
12 will highlight those for you as well.

13 I should note that Mr. Beaudet,
14 B-e-a-u-d-e-t is the Proponent and
15 unfortunately he is ill. I've had some brief
16 communication with some abutters about
17 attempting to schedule a meeting with the
18 Proponent. We have not been able to do that
19 to date, so I would anticipate opportunities
20 will exist after tonight's hearing to have
21 further or attempt to initiate some dialogue

1 around some issues and concerns that have
2 been expressed. But unfortunately we weren't
3 able to complete that before this evening's
4 meeting.

5 Thank you.

6 HUGH RUSSELL: Thank you.

7 JIA KHALSA: Good evening. I'm Jia
8 Khalsa, Khalsa Design, Incorporated. We're
9 the project architects. With me is tonight
10 Margelin Gace from my office. And if we get
11 into some specific or technical computational
12 things for any reason, discussions, Margelin
13 did the computations and he's a little more
14 fluent and familiar with the fine parts than
15 I am. So if that's necessary, that's why
16 he's here. And in addition Blair Hines from
17 Blair Hines Design who is the landscape
18 architect on the job.

19 The project, as Bill (sic) said, is on
20 Bolton Street, corner of Bolton and Sherman
21 Streets. The existing lot here is

1 approximately 35 parking spaces, and it's
2 accessed currently off of Bolton Street, and
3 there's plantings at the perimeter. There
4 are -- there's a large oak tree in the center
5 of the lot, and overgrown landscape areas.

6 On the north side of the lot, the
7 Sherman running pretty much north/south.
8 North side we're bound by the railroad
9 tracks. And there are a series of trees
10 between two fences along the railroad tracks.
11 One on the T's property, and one on our
12 property. And buffer planting of our
13 arborvitaes along the edge, existing. We're
14 going to preserve a number of the existing
15 landscaping features but I'll let Blair get
16 into the specifics on that.

17 To give you a general view of the site,
18 here's some shots of the parking lot. You
19 can see across the top there, those are the
20 plantings along the railroad tracks. Those
21 were -- I forget the landscape term, when --

1 vol unteer, yeah, vol unteer trees in that
2 area. And then overgrowth. And then along
3 the side where the yellow house is a row of
4 arborvi taes that we're proposi ng to mai ntai n.
5 And on the bottom there you can see the
6 picture of a block garage whi ch is currentl y
7 on the property.

8 Here you have a number of vi ews along
9 the edges of the streets. One on the bottom
10 right, agai n l ooki ng down towards the yellow
11 house. The one next to that just to the left
12 of that shows the corner of the intersecti on,
13 and then the one on the right bei ng Bol ton,
14 and then the one further on the left bei ng up
15 Sherman Street.

16 As Bi ll (si c) sai d, across the street
17 is the Mexi can restaurant.

18 Thi s was a descri pti ve archi tectural
19 plan of the si te. What thi s, what thi s shows
20 you is that in general wi th a low sun angl e,
21 your shadows from thi s bui ldi ng are cast on

1 the railroad tracks due to its adjacency. We
2 have not done a complete shadow study. But
3 this will give a general sense. And the
4 other thing that this will give you a general
5 sense of very quickly is how we achieved the
6 25 units in that the two rectangles on the
7 top of the building to the right and then in
8 the middle are three stories tall, while the
9 rest of the building is four stories tall.

10 I'll let Blair come back to the
11 landscape plan.

12 This was our Zoning and parking
13 diagram. The -- as Bill (sic) said, we
14 conform with all of the Zoning requirements,
15 high area, both setback, number of parking
16 spaces, unit density, contributory units.
17 And we're not asking for any relief on those
18 items.

19 The parking is accessed off of Bolton
20 Street. The throat for the parking lot is
21 over on the right-hand side and it is a

1 little bit -- located a little bit further
2 east on the site than it currently -- the
3 currently curb cut location is. But we do
4 have an adequate buffer between it and the
5 adjacent yellow house that we can maintain
6 the arborvitaes along that area.

7 And then you have a row of parking
8 along, adjacent to the railroad tracks. Some
9 of them underneath the building. Some of
10 them totally exposed to the weather. Some of
11 them half in and out.

12 And then you have totally covered
13 bicycle spaces, 12 of them, just as you're
14 coming down the driveway there. And then you
15 have another two spaces out in front of the
16 building, sort of as a visitor's bike spaces
17 as opposed to occupant's bike spaces.

18 On the ground floor you have four,
19 one-bedroom units. And then as you go up
20 through the building, all of the rest, all
21 the rest of the units are two-bedroom units.

1 You come in through a central courtyard
2 and we did specifically, the change that was
3 made to the drawing was a little bit of the
4 articulation around the area of the elevators
5 so that we would have proper dimensions in
6 that area to define as a court.

7 Unfortunately the rendered versions don't
8 show the changes, but it's really two walls
9 being moved for windows. But there is a very
10 specific part of the Ordinance that defines
11 courts, and our proportion on that area of
12 the building was off a little bit. We've
13 readjusted it so that it fits within the
14 definition under Zoning so that we don't have
15 to go to the court area is FAR and it's open
16 space.

17 We substantially exceed the open space.
18 I'm not going to go into the whole diagram
19 here of all the calculations of height and
20 setbacks, but I believe our open space is up
21 around 30 percent for the lot which is about

1 twice what it needs to be.

2 We have here four units per floor.
3 Staircases at the extremes of the building,
4 and a staircase in the center connecting the
5 two parts of the building. The areas that
6 were open to the air before adjacent to the
7 elevator are now multi-story open as part of
8 the stairwell elevator configuration. We've
9 added doors on either side of that well.

10 That will be an ornamental staircase because
11 it's not a required staircase for egress and
12 it's contributory then that it's all part of
13 the open stairwell.

14 The units themselves, you've got all
15 two-bedroom units; big living room, dining
16 areas, two bedrooms, and a small study area
17 and two baths. And so as you go up through
18 the building, the articulation that happens
19 on these units is the addition of bays and
20 different areas and the subtraction of bays
21 in different areas. And as I said before, as

1 you get up to the top floor, we wanted to
2 keep the appearance of the four-story
3 building running along both Sherman and
4 Bolton Streets so we chose to give the --
5 address the mass of the building, and then as
6 it steps back on the site towards the
7 railroad tracks, we stepped that area down to
8 the three-story area. One thing I should
9 note, but we'll see as we get a little
10 further and the elevations and perspectives,
11 is if you look at the south elevation, that's
12 your elevation facing Bolton. So you have a
13 variety of bays stepping in and out. You've
14 got a series of brackets occurring on the
15 bays. You have some French balconies up
16 above. The bays are very shallow and used
17 for articulation. And then in the central
18 area of the building we have the trellis that
19 helps to set up the front entrance point.

20 If you look at the west elevation, the
21 Sherman Street elevation, we were

1 particularly careful on the lower left-hand
2 side of that elevation to bring the wall down
3 to the ground so that the parking spaces did
4 not penetrate the building. And so for most
5 views from the major streets of the building
6 it's not going to look like it's on stilts
7 even though your parking spaces protrude in
8 and out. So that face is a solid face coming
9 down and you have some window -- repetition
10 of a window opening pattern coming into that
11 space.

12 As you look at the east elevation on
13 the lower right-hand side, that's where
14 you're pulling into the building to park at
15 grade. Parking being on either side of that
16 drive aisle that's down the middle there.

17 And then your rear elevation, you've
18 got the stilts showing, which is along the
19 railroad track side.

20 You have a variety of use here. The
21 view on the upper left is looking into the

1 site from the Bolton Street vehicular
2 entrance. The landscape that's represented
3 here was indicated prior to the landscape
4 plan being completed. So it's not fully
5 reflective of what the landscape is, but
6 fortunately enough we do show the
7 arborvi taes, and we do show the speci men
8 trees pretty close to where the landscape
9 archi tect deci ded to put them. Al though the
10 speci es wi ll vary from what we' ve indi cated
11 in the drawi ngs here.

12 If you go down from that upper
13 left-hand corner to the middle one on the
14 left, that's your view from the rail road
15 tracks. All of the trees that would be along
16 there are not indicated in this drawing, but
17 you can see how we brought the bui lding down
18 to the ground on that side.

19 The vi ew be low that is, again, from the
20 rail road tracks, and then you can see the
21 thi n wal ls comi ng down whi ch are supporti ng

1 the building above at that location.

2 The next one over to the right is your
3 front entrance point. The pattern of the
4 building won't change from what we've
5 indicated, but those walls will be flush with
6 the face of the elevator shaft as opposed to
7 being pulled back. And they provide light
8 into a multi-story space where the ornamental
9 stair will be.

10 The lower right-hand image you can get
11 a sense of the massing and how it's stepping
12 down on the back side of the building. And
13 then your top view is from the intersection
14 of Bolton and Sherman and indicates the
15 identification signage for the building in
16 the front.

17 This next diagram here, I don't want to
18 dwell on it for a long time, but we did in
19 response to Hugh's request about looking at
20 the UFAS and the Fair Housing Act. We did
21 review all the movement diagrams in the

1 bui l di ng. And we actual l y worked wi th Uni ted
2 Spi nal Associ ates as a consul tant, we' re
3 currentl y worki ng wi th them on a project wi th
4 Beacon Communi ties, and they' re l ike the top
5 sort of revi ewers i n thi s thi ng i n the
6 regi on. And the onl y adjustme nt that needed
7 to be made to the drawi ngs was that we needed
8 to add one i nch i n the ki tchen wi dth because
9 the di mensi on for the ki tchen wi dth i s from
10 counte r edge to counte r edge me asure me nt as
11 opposed to from cabi net face to cabi net face.
12 But, the bui l di ng does compl y wi th the UFAS
13 requi re me nts.

14 And I 'm goi ng to go back to the
15 Landscape pl ans and l et Bl ai r address what
16 we' re proposi ng wi th the Landscape.

17 BLAIR HINES: My name i s Bl ai r
18 Hi nes. I 'm pri nci pal of Bl ai r Hi nes Desi gn
19 Associ ates, Landscape archi tects i n
20 Brookl i ne, Massachusetts. And the Landscape
21 pl an that' s up on the screen consi sts of two

1 primary components: Street edge landscaping
2 for the benefit of both property owners and
3 for abutters, and then rear yard and side
4 yard landscaping.

5 In terms of the area between the
6 building and the street, we had -- there's
7 two components of the landscape. Along
8 Bolton Street there are small exterior
9 terrace areas associated with the ground
10 floor units. And we wanted to create a much
11 more kind of neighborhood type of a feeling
12 along that street edge by having a low fence
13 that would not be obscuring views into the
14 landscape areas. That there would be these
15 terraces that are about ten feet by eight
16 feet where people might have a couple chairs,
17 a cup of coffee, or some other kind of space
18 for the residents to sit outside. And then
19 lower plantings. And by lower, we're looking
20 at flowering shrubs that would be typically
21 around three or four feet high with some

1 flowering trees to add some scale along the
2 edge of the buildings.

3 And then along the Sherman Street edge
4 we're having larger shade trees. And that's
5 an area of landscaping that would be more of
6 what I would call semi-public because it
7 would be available to all the residents of
8 the property. And again we're showing a lot
9 of flowering shrubbery along the edge of
10 Sherman Street. It would be open to view
11 again with a low fence which would be less
12 than 48 inches high consisting of brick tiers
13 and open wood picket fence.

14 Lastly, as Jai had indicated earlier,
15 there is a courtyard developed in the center
16 as you enter the building. And, again, we're
17 showing perennial plantings, flower and shrub
18 plantings, an accent of a Japanese maple by
19 the entrance into the stairwell and elevator.
20 As well as Jai mentioned, there would be two
21 spaces for visitors to park their bicycles.

1 Second component of the landscape plan
2 addresses the rear yard and the side yard
3 that abuts the residents to the east. Along
4 the railroad edge there, as you may recall
5 from the earlier photographs, there's a great
6 number of trees in various conditions between
7 the existing chain link fences. And almost
8 all of them are completely draped with
9 bittersweet vine, which is a very invasive
10 plant. So, what our approach and
11 recommendations to the owner is would be to
12 remove all the invasive bittersweet, select
13 the best of the trees along that property
14 line, do some thinning where they're too
15 crowded, but basically prune up so that we
16 can maintain the existing vegetation along
17 the back. I do note that many of those trees
18 are kind sort of short lived. They're not
19 trees that are typically valued in spaces
20 such as Atlantis, but they are green. And
21 the mulberry along there does provide, some

1 you know, obviously food for birds as well as
2 maybe less desirable creatures. But our plan
3 is to maintain those.

4 In addition, there are some existing
5 evergreen trees just before you cross Sherman
6 Street on the upper left of the drawing.
7 Those would be both maintained, and in some
8 instances they may be moved slightly. So
9 that's the approach towards the abutting
10 railroad.

11 Along the abutting property to the
12 right of the development there's an existing
13 row of arborvitae plants. Some of those
14 will be transplanted because they're going to
15 be a little bit closer to the curb cut -- the
16 curb edge, but our -- we think they're very
17 nice plants, and we want to maintain all of
18 them. We have stopped the hedge in two areas
19 where there are some existing trees. It's
20 always a challenge about how much you dig
21 into and damage the roots of the trees in the

1 interest of some additional screening.
2 Certainly from a design standpoint I think
3 that it could go either way. In this
4 situation we're just giving a little bit of
5 the setback as shown on the plan. And then
6 we're adding some additional every evergreen
7 trees to the top right of the drawing just to
8 complete the hedge.

9 Thank you.

10 JIA KHALSA: Thank you, Blair.

11 Jim.

12 ATTORNEY JAMES RAFFERTY: We're all
13 set.

14 HUGH RUSSELL: Okay, thank you. I
15 have few questions I wanted to ask before we
16 get to the testimony so I could understand
17 framework.

18 I guess my first question is, you say
19 it's on an existing parking lot that's been
20 used by adjacent commercial structure. So
21 what's the Zoning status of that parking use?

1 Would removal of this parking create a
2 non-conformity with the existing building?

3 ATTORNEY JAMES RAFFERTY: I don't
4 have a complete listing of the parking supply
5 at the other building, but the issue with the
6 seller of the property -- this applicant is
7 purchasing from an individual who owns this
8 parcel and the parcel where the building is
9 located. And I'm informed by his counsel
10 that they have satisfied themselves that they
11 will not be leaving -- the building there now
12 is currently unoccupied. So, obviously it's
13 a higher priority for the owner of that
14 building to not sell off land that will
15 create a Zoning violation in terms of the
16 parking supply.

17 I have done my own
18 back-of-the-envelope, and it would appear
19 that given the number of spaces that are out
20 there and the size of the building, that that
21 complies without the need of this parking.

1 But we could get further information on that
2 because I have not completed that analysis,
3 but I certainly understand the relevance of
4 it.

5 HUGH RUSSELL: Okay.

6 Second question, is this property
7 subject to the tree ordinance of the city?
8 And has a study been done vis-a-vis the tree
9 ordinance?

10 ATTORNEY JAMES RAFFERTY: There was
11 a tree study provided. And as a result, my
12 understanding the tree ordinance is it's
13 applicable in Article 19 cases. We were
14 required to provide the arborist with a tree
15 survey, which we have done. And I'm not sure
16 if there's a report back from the arborist.

17 HUGH RUSSELL: Okay. So that's
18 something we have to do.

19 ATTORNEY JAMES RAFFERTY: Right.

20 HUGH RUSSELL: Li za, did you have a
21 comment?

1 LIZA PADEN: Yes. Dave Lefcourt,
2 the city arborist has not gotten his report
3 to me yet.

4 HUGH RUSSELL: Okay.

5 Is the parking above grade in this
6 building the subject to the floor area
7 requirement, would it be counted as floor
8 area?

9 ATTORNEY JAMES RAFFERTY: Sure, yes.

10 JIA KHALSA: Above a certain
11 threshold a number of parking spaces, it is.
12 It is, and we do account for those areas in
13 our FAR calculation. We did select which
14 ones we wanted to count in the area, and
15 there are some spaces that are half in and
16 out of the building, and those ones the areas
17 under the building we count as the FAR. But
18 yes, it is, it is -- does fall under it and
19 we did account for it.

20 ATTORNEY JAMES RAFFERTY: Can you
21 show the parking?

1 The Ordinance provides that you can
2 have up to 15 spaces like this before they
3 get included in the gross floor area. So 15
4 of those spaces are not in our calculation
5 and the balance are.

6 MARGELIN GACE: If I can address
7 that? The top five parking spots on the top
8 left corner, the portion of the parking that
9 is under the building, we have counted that
10 area as the FAR.

11 And if you can go to the next slide.
12 One more where we show the calculations.
13 Okay.

14 On the top left -- this diagram here,
15 all these three diagrams here show what is
16 count as FAR. And the top left corner is the
17 proportional -- those parking spaces that
18 we've counted as FAR based on the requirement
19 that everything over 15 spaces which is under
20 the building qualifies as FAR.

21 HUGH RUSSELL: Okay, great.

1 MARGELIN GACE: About 450 square
2 feet of that.

3 HUGH RUSSELL: So, it's not --
4 you've answered my question.

5 MARGELINE GACE: Okay.

6 HUGH RUSSELL: How is trash being
7 handled?

8 MARGELIN GACE: Go two slides up.
9 It's on the upper -- right next to the egress
10 there to the right.

11 JIA KHALSA: As you come up the
12 driveway, you pass the staircase which is
13 just to your left is the trash area. There
14 would be a series of roll-out containers. So
15 it's contained underneath the shelter of the
16 building.

17 HUGH RUSSELL: So on trash days
18 somebody rolls --

19 JIA KHALSA: Well, typically -- I
20 mean, I live in a situation that has this
21 type of thing in a 12-unit building, but ours

1 is down underneath the ramp. And the private
2 company that we use comes and they roll them
3 out to the truck, and it works.

4 HUGH RUSSELL: So approximately how
5 many containers would be out and where would
6 they be located on the sidewalk? I mean, are
7 they going to be 25 trash cans lined up along
8 the curb?

9 JIA KHALSA: No. We have room for
10 about half a dozen trash receptacles there.

11 ATTORNEY JAMES RAFFERTY: I'm not
12 sure -- does the city pick up for the
13 building this size or do you have to get
14 private? I thought they had to get a private
15 collection?

16 HUGH RUSSELL: That's what I'm
17 trying to get to.

18 JIA KHALSA: Yeah, I mean we're
19 planning on private collection.

20 PAMELA WINTERS: Oh, you are?

21 JIA KHALSA: Yes.

1 ATTORNEY JAMES RAFFERTY: I coul dn' t
2 speak for the Ci ty, but my sense is thi s si ze
3 of bui l di ng you woul d rely -- and they bri ng
4 thei r truck ri ght onto the property.

5 HUGH RUSSELL: So there are goi ng to
6 be three smal l i sh dumpst ers that wi ll be bi g
7 enough to handl e the l oad of the bui l di ng and
8 pi ck up.

9 JIA KHALSA: And i f they need to
10 cycl e i t twi ce a week, then they' ll cycl e i t
11 twi ce a week.

12 HUGH RUSSELL: Okay. Got i t. That
13 sounds much better.

14 Do you know, i s there anythi ng i n your
15 submi ttal that tal ks about the hei ghts of the
16 bui l di ngs that are adj acent, across the
17 street, nearby? One of our fi ndi ngs that we
18 have to make i s that the massi ng the
19 structures avoi ds overwhel mi ng exi sti ng
20 bui l di ngs. Do we have any i nformati on about
21 the exi sti ng bui l di ngs?

1 JIA KHALSA: We have not provided
2 that information.

3 ATTORNEY JAMES RAFFERTY: We could
4 easily get that though.

5 JIA KHALSA: We can supplement the
6 submission with that.

7 ATTORNEY JAMES RAFFERTY: I know
8 there is a multi-family apartment building on
9 the other corner at Bolton and Sherman. It
10 looks to be a four-story building.

11 FROM THE AUDIENCE: Three.

12 HUGH RUSSELL: Okay.

13 ATTORNEY JAMES RAFFERTY: We'll get
14 the height of that.

15 HUGH RUSSELL: Yes, maybe you can
16 draw a little elevation for the block.

17 JIA KHALSA: Sure.

18 HUGH RUSSELL: Okay. Those are my
19 questions of fact.

20 Yes, do you have questions, Charles?

21 CHARLES STUDEN: I do actually. In

1 the Special Permit application Appendix No.
2 1, the dimensional form, you talk about the
3 fact that the percentage of open space as
4 required is 15 percent and that on the site
5 you have 30 percent open space. However, I
6 noticed that 75 percent of it is supposed to
7 be usable, whereas your calculation shows
8 only 14.3 percent usable. Can you kind of
9 explain that to me? You fall short of the
10 usable open space. And I'm asking this
11 question because I wonder about the open
12 space that you talk about along Sherman
13 Street that's available to the residents of
14 the building and exactly how usable that
15 would be, and whether that is in fact what
16 you're talking about as usable open space.

17 ATTORNEY JAMES RAFFERTY: I have to
18 confess, I don't understand what that 75
19 percent is. And I'll have to check that. I
20 don't....

21 CHARLES STUDEN: It seems very high.

1 ATTORNEY JAMES RAFFERTY: Yes. I
2 think it could be 7.5. I think 50 percent of
3 the space has -- the usable is the 15 feet in
4 either direction. So 50 percent of the open
5 space.

6 THOMAS ANNINGER: 15.

7 ATTORNEY JAMES RAFFERTY: 50
8 percent. So I think half of 15 is 7.5.

9 CHARLES STUDEN: Okay. I found this
10 confusing, so maybe this can be clarified.

11 ATTORNEY JAMES RAFFERTY: I can
12 clarify. I have a strong suspicion that
13 there's a missing decimal point between that
14 seven and that five. Because the requirement
15 that I'm familiar with with open space is
16 that half of it has to meet certain
17 requirements of permeability.

18 CHARLES STUDEN: Right.

19 ATTORNEY JAMES RAFFERTY: And I
20 think that's what 7.5 goes to -- is supposed
21 to represent.

1 HUGH RUSSELL: Bill?

2 WILLIAM TIBBS: Could you go into a
3 little bit more detail about the fence that's
4 along Bolton Street? Particularly the
5 separating the more private from public as
6 you described it, yards, space four units?

7 BLAIR HINES: Yes. The proposal
8 that you saw in a diagrammatic way earlier in
9 three-dimensional drawings showed a fence
10 that included some brick masonry appears with
11 a wooden picket which we opened rather than
12 like a closed fence that's more of a, kind of
13 a like a less friendly kind of a fence. So
14 that's the approach. We haven't developed
15 the actual details of that yet, but the
16 proposal from the architect that we've been
17 directed to provide is a fence that's 48
18 inches or lower that would sit on top of a
19 low brick wall which would probably be about
20 12 inches high, and that would just, you
21 know, create I think a nice edge of brick and

1 some type of a white picket fence.

2 HUGH RUSSELL: Pam.

3 PAMELA WINTERS: We received a memo
4 from Councilor Kelly regarding meeting with
5 the neighbors. And I was wondering whether
6 or not you had done that yet or not?

7 ATTORNEY JAMES RAFFERTY: No. But
8 we intend to.

9 PAMELA WINTERS: You intend to.
10 Okay, thank you.

11 HUGH RUSSELL: Ahmed.

12 AHMED NUR: I'll refer my questions
13 to the public hearing.

14 HUGH RUSSELL: Okay. Then we'll go
15 to the public testimony portion of the
16 hearing. I'll call people's names who have
17 signed. And afterwards I'll ask if there are
18 people who didn't sign who wanted to speak so
19 everyone will be given an opportunity to
20 speak. We'll ask you that you limit your
21 remarks to three minutes. Pam acts as time

1 keeper and she'll signal you when three
2 minutes are arriving.

3 When you come up, please use the
4 microphone and please give your name and
5 address and spell your last name for the
6 record.

7 We often allow City Councilors to
8 speak first, but I don't think I see one
9 here. So I think we can go straight to the
10 list.

11 Joanna Fischer is the first name.

12 JOANNA FISCHER: Joanna Fischer.
13 177 Pemberton Street No. 8, Fas-in Friday
14 i-s as-in-Sam c-h-e-r.

15 Living in a 20-unit townhouse styled
16 development that's actually around the --
17 across the train tracks and around the
18 corner, I do applaud the attempt to create
19 more housing in this area. And I understand
20 the desire on both the developer's side to do
21 this. However, I honestly think that what

1 looks like four stories is going to be too
2 high for that street.

3 Also, we -- our property does backup
4 onto the train tracks, and I think they're
5 going to have to look at a rather serious
6 fence running between the train tracks and
7 the units to provide a certain amount of
8 buffer for that open space that they want to
9 have on the ground floor, because we have a
10 ten-foot -- eight-foot, eight-foot fence and
11 our garages between us and the train tracks
12 and it's still a pretty impressive noise when
13 our windows are open and things like that.
14 So, there is definitely something that's
15 going to have to go in for that.

16 Also, I walk that way fairly often on
17 my way to my children's elementary school,
18 and it's a very tight space. And I honestly
19 think that with the houses that are further
20 down Bolton, the house that's just on the
21 other side of the train tracks from that

1 property, is just going to be an
2 overwhelming, large presence. And I commend
3 the way that it looks, that they're
4 attempting to make it look soft without
5 putting up something that might be brick
6 which would really kind of overwhelm you with
7 the units that are on the other side of
8 Bolton from it. But I think it's too many
9 units, and I think it's too big for the lot
10 that they want to put it on. In a nutshell.

11 HUGH RUSSELL: Thank you.

12 The next name I cannot read, but the
13 person lives at 68 Bolton Street.

14 PAULA MAUTE: That's me.

15 HUGH RUSSELL: Okay.

16 PAULA MAUTE: I'm Paula Maute,
17 M-a-u-t-e, 68 Bolton Street. Are we allowed
18 to ask questions before we talk for three
19 minutes?

20 HUGH RUSSELL: No. That's part of
21 your clock because you have to address your

1 questions to us.

2 WILLIAM TIBBS: I can say typically
3 if there's a question that you ask and we can
4 ask it afterwards. So if you just let us
5 know what the question is in its purview.

6 PAULA MAUTE: Afterwards or --

7 WILLIAM TIBBS: After the public
8 hearing, but we still can ask --

9 ATTORNEY JAMES RAFFERTY: Tell them
10 what the question is.

11 PAULA MAUTE: Oh, okay. Well, I had
12 a couple of questions. It's not clear
13 whether these are condos or apartments. I'm
14 assuming they're condos. Correct?

15 And it's not clear if Beaudet, he
16 doesn't own the property yet. He's still in
17 negotiations to buy it. Is that right? You
18 keep saying he is buying it, but I am not
19 sure whether he owns it or not.

20 HUGH RUSSELL: Okay. Can we get to
21 the point.

1 PAULA MAUTE: Oh, okay.

2 And then the other question is, I
3 wasn't sure how many two bedrooms and how
4 many one bedrooms. I couldn't figure it out.
5 I might not have just --

6 HUGH RUSSELL: I believe the
7 testimony is four, one-bedrooms and 21,
8 two-bedrooms.

9 PAULA MAUTE: 21, two-bedrooms?
10 Fine.

11 And then the last one is I couldn't
12 quite figure out where these dumpsters were
13 going to be kept. When you were talking
14 about where the garbage would be kept,
15 because I live immediately across the street
16 from the place, the proposed place.

17 So anyway, my concerns are first, is
18 the traffic and congestion that this will
19 cause. I live in a three-building condo
20 across the street. Each building has two
21 units. And to move in there, it was a city

1 built affordable housing condo. And to move
2 in, we had to have children, but at least we
3 were given preference. So that there are 11
4 children under 10-years-old living
5 immediately across the street from this
6 proposed place. And if there's going to be
7 21 or 22, two-bedrooms, you can bet there's
8 going to be more than 25 cars driving down
9 the street, you know. And people will have
10 more than one car. It's happened even in our
11 little condo. People -- couples have two
12 cars. So I'm very concerned about the 11
13 kids under age 10 who are going to be -- who
14 play in the neighborhood, play on the street.
15 They currently play in that parking lot. And
16 I know that can't continue.

17 And then also next-door to this, the
18 yellow house, there's I think about six kids
19 who live there under 15. So there's going to
20 be a hell of a lot of traffic driving down
21 that street with young kids running around.

1 And on top of it, Bolton Street is only two
2 lanes; one is for parking and one is for
3 cars. So in the summer when there's no snow,
4 usually when you drive down Bolton, which is
5 a dead end, you have to move over so a car
6 can pull out. This is a little dead end
7 street with I think about eight houses on it.
8 And then Blair Place goes off of Bolton, and
9 then there's, I think, a 12-unit place if I'm
10 correct. 12-unit.

11 So there's problems already with
12 parking and traffic on Bolton Street. And 25
13 units just is mind boggling what's going to
14 happen with traffic. And in the wintertime,
15 sometimes cars, you know how it happens when
16 snow piles up, and everybody trying to get on
17 it, it can be vicious trying to get out.

18 Somebody pointed out to me the other
19 day also -- Bolton isn't the only problem.
20 When you pull out of Bolton onto Sherman from
21 about eight to nine-thirty and from

1 four-thirty to six. Oh, time out? It's hard
2 to --

3 PAMELA WINTERS: If you can just
4 wind up your comment, that would be great.

5 PAULA MAUTE: Oh.

6 It's hard to get out the Bolton onto
7 Sherman. So, I guess my time's up. I had
8 other issues. But I also want to say as I
9 was the one who wrote this Petition that I
10 hope all of you received. Did you receive
11 the Petition to limit the size of the one to
12 69? Did you receive it with photographs?
13 Oh, the secretary of the Planning Board told
14 me she sent it out Friday to everybody. I
15 raced to get it out Friday. It had pictures
16 of traffic congestion --

17 CHARLES STUDEN: Oh, yes.

18 PAULA MAUTE: Yes, you did receive
19 it. It had pictures of the traffic
20 congestion and -- well, anyway.

21 PAMELA WINTERS: We got it through

1 e-mail.

2 PAULA MAUTE: Oh, okay. So, I

3 attached it. I attached photographs.

4 And to end up, I just want to say we
5 have about -- let me just see, about 68
6 signatures of neighborhood residents, some of
7 whom couldn't attend tonight, who basically
8 agree, the parking, the traffic, the
9 destruction of the natural environment.

10 There's a beautiful 45-foot tall mulberry
11 tree. And also --

12 PAMELA WINTERS: Ma'am, thank you.

13 PAULA MAUTE: -- toxins that were
14 consumed that are going to come up from 50
15 years of having an incinerator at the end of
16 Bolton Street.

17 HUGH RUSSELL: Do you have copies of
18 the signatures that you can submit?

19 PAULA MAUTE: Yes, I'll give it to
20 you right now.

21 Thanks.

1 HUGH RUSSELL: Thank you.

2 Next speaker is Maryl and Basile.

3 MARYLAND BASILE: Maryl and Basile,
4 B-a-s-i-l-e. I live at Nine Blair Place.
5 I've been there for 21 years.

6 My main concern as well as traffic and
7 parking. As the previous speaker mentioned,
8 Blair Place is a dead end street off of
9 Bolton Street which is a dead end street. So
10 the only way in and out of our small
11 neighborhood is through the intersection of
12 Sherman and Bolton Street. Bolton Street is
13 only 20 feet wide, curb to curb. And it
14 currently has public parking on the north
15 side. There are usually cars parked there.
16 So when there are cars parked there, there's
17 only room for one lane of traffic. So every
18 week when I drive from Sherman Street onto
19 Bolton Street and there's a car exiting
20 Bolton Street, one of us has to stop, put the
21 car in reverse and get out of the way so the

1 other car can proceed. It's a nuisance and a
2 hazard and an accident waiting to happen.

3 I think the development is beautiful.
4 I don't think it's appropriate to the
5 location. And I'm wondering if the
6 developers would consider changing the curb
7 cut for the development. Perhaps putting an
8 entrance on Sherman Street instead of Bolton
9 Street, and that might alleviate some of the
10 congestion for the neighbors then.

11 Thank you very much.

12 HUGH RUSSELL: Okay. Thank you.

13 Next is Banke Oluwole, 73-B Bolton
14 Street.

15 BANKE OLUWOLE: My name is Banke
16 Oluwole, O-l-u-w-o-l-e. I live at 73-B
17 Bolton Street. I also have some concerns
18 about the new development that's being
19 proposed.

20 I feel that there are too many units.
21 We're a quiet community over there. Like a

1 little neighborhood of our own. My children
2 know most of the neighbors. In fact, most of
3 the neighbors knew my children before they
4 knew me. I work in Cambridge right on
5 Windsor Street at the Fletcher (inaudible).
6 And I usually have to leave home about
7 six-thirty just to make sure I can get to
8 work at seven. Because by about seven-thirty
9 most of Sherman Street is impassable.

10 Having a 25-unit building on the corner
11 of that street would just make traffic there
12 a nightmare. Not to mention that a lot of
13 the neighborhood kids crossing over to Walden
14 Square and going to school tend to frequent
15 Bolton Street. So that means that we also
16 have the addition -- with the additional
17 traffic, is the significant safety issues.

18 Also, right now there is a parking
19 issue on Bolton Street. And maybe you might
20 not really notice it if you're there about
21 seven-thirty in the morning because everyone

1 has gone to work, but if you come there at
2 nine o'clock, sometimes people end up having
3 to park on Sherman or you would sometimes not
4 be able to park because there's no parking.

5 A few years ago the parking was changed
6 to permit parking because the company that
7 was down the street no longer allowed people
8 to park in the second lot that's further down
9 the street. And the latter half of the
10 street I believe is a private way, so people
11 are not allowed to park there at all. Blair
12 Place is also a private way. So there's only
13 the people that live on Blair Place can park
14 there. So that means -- and when the company
15 was still active, there was rarely any
16 parking on Bolton Street at all. You can
17 always tell who's a visitor to Bolton Street,
18 because when they come down the street, they
19 come barreling down, because they're not
20 aware that it's basically a narrow little
21 street and you have to wait. So we that live

1 there know, you have to come out slow, make
2 sure no one's coming. And if they are, try
3 to find the first available space to move
4 over. So we kind of unofficially or
5 informally kind of respect the fact that our
6 street is narrow. It often doesn't get
7 plowed during the winter. So it becomes a
8 lane.

9 And if you're one of the few people
10 that end up having to go to work on those
11 days when there's a snow emergency or a
12 snowstorm, it means that you're basically
13 shoveling yourself out on top of the snow
14 that's waiting there and try to get out. I
15 can't even begin to imagine what it would be
16 like to have additional 20, 30 cars in that
17 area.

18 I would hope that this board really
19 considers appealing to the developers that
20 yes, that, I believe that that area does need
21 some development because instead of having

1 just that vacant lot there as well as the
2 empty property at the end of the street.
3 However, I do believe that having that number
4 is too many.

5 Thank you.

6 HUGH RUSSELL: Thank you.

7 Craig Smilovitz.

8 CRAIG SMILOVITZ: Hello. I'm Craig
9 Smilovitz, S-m-i-l-o-v-i-t-z. I live at Six
10 Blair Place and my concerns are also traffic
11 and parking. And I -- a little different
12 take on it. We haven't heard anything -- we
13 didn't hear anything in the presentation on
14 how they plan to build this building. Where
15 are they gonna -- this is four stories. I
16 assume that will take one or two cranes.
17 Where are the cranes going to be? Are they
18 going to block off Blair Place? They can't
19 block off Blair Place, but they haven't given
20 us any information that they have a plan to
21 do it without doing that. That's something

1 that has not been addressed and I would
2 expect to see addressed.

3 Another different concern is that they
4 took the bulk and they put it in the front
5 and they put it pointing towards Blair Place
6 instead of facing the railroad. I don't
7 understand why they would do that except as a
8 negotiating point. They'll give us that if
9 we give them the building. That's not good
10 enough.

11 That's -- so that's basically -- I
12 agree with most of what has been said before
13 also.

14 HUGH RUSSELL: Thank you.

15 Chris Argyrople.

16 CHRISTOPHER ARGYROPLE: Hi, I'm
17 Chris Argyrople. Last name
18 A-r-g-y-r-o-p-l-e, and I'm part of the
19 ownership group that owns the property prior
20 to the transfer. And I just wanted to
21 briefly say, Mr. Russell, I believe that the

1 Loss of the parking spaces will not impact
2 the other property and we can check on that
3 for you.

4 HUGH RUSSELL: Okay. Thank you.

5 The next two people who signed up Jeff
6 Carter and Annie Ri no (phonetic) said they
7 did not wish to speak; is that correct?

8 (Affirm.)

9 HUGH RUSSELL: Okay. I have no more
10 names on the list. Is there anyone else who
11 wishes to speak? Sure, go ahead.

12 JANELLY RODRIGUEZ: Hi. My name is
13 Janelly Rodriguez, R-o-d-r-i-g-u-e-z. I live
14 at 75-B Bolton Street. I've lived there for
15 13 years. And our development was one of the
16 first on that street to be part of the City's
17 affordable housing. And I myself was one of
18 the children that, you know, lived there and
19 I've grown up with a bunch of the other
20 children. We're all adults now. But there
21 are, like was mentioned before, other

1 children still in the neighborhood. And in
2 the near future some of us might have
3 children if we still live with our parents.
4 Basically there's a lot of things. It's like
5 -- it has been said before. It's a dead end
6 street. There's been -- they have a lot of
7 parking problems now. You know, fire trucks
8 have a hard time getting down the street,
9 turning around, you know, doing whatever they
10 need to do. Ambulances have the same
11 problem. Police cars don't really, but they
12 don't patrol there often. And, you know,
13 it's not a secret that there's a lot of
14 problems going on in the city. And our dead
15 send street is prone to, you know, some
16 people walking down the streets from
17 different neighborhoods and that's a concern,
18 too. The use of, you know, the end of the
19 street -- you know, we've seen people in the
20 back lots, you know, drinking alcohol and,
21 you know, those are problems that we want to

1 get solved before this massive development,
2 you know, begins. You know, I do agree, like
3 many other people, I'm all for affordable
4 housing and helping the community because
5 that's how my family, you know, owns the
6 property that we do now. But, you know, it's
7 definitely overwhelming. I feel like I'm
8 going to be living in the middle of Times
9 Square. And, you know, if I wanted that I
10 would move to the middle of Harvard Square or
11 somewhere else. I've been a resident of the
12 City of Cambridge my whole entire life. I
13 have -- I was born and raised here. So
14 that's of concern to me.

15 Our city -- our street is not Cambridge
16 parking permit only. So anyone and everyone
17 does come over and park on our street.

18 People from the Walden Square Development --
19 I mean, it's a public space, but, you know,
20 if this is going to be a new development,
21 that is an issue because we have people

1 parking there all the time. Like, was
2 mentioned before, we have a lot of children.
3 We have had a couple of children hit by cars
4 on the street. That's a problem if we're
5 going to have 25, 30 more cars coming through
6 this dead end street.

7 And basically, you know, it's just -- I
8 would like for the Board to consider to
9 dramatically reduce -- I'm saying like six to
10 ten. Ten is pushing it. 25 is definitely
11 way too much. Four stories high. You know,
12 I live right next to it. You know, and so
13 I'm definitely going to feel all the effects.

14 And, you know, we've gotten used to the
15 train and we signed up to live right next to
16 the train. And we have a fence that blocks
17 it, but the fence has fallen over many times
18 because of the shaking of the train. And,
19 you know, like my neighbor did mention in the
20 snow time we're honestly probably the last
21 street in Cambridge to get plowed. We can go

1 a whole entire 24 hours before our street
2 gets plowed. And so, let's see what else?
3 That's basically it.

4 Thank you.

5 HUGH RUSSELL: Okay. Thank you.

6 Sure, Charles.

7 CHARLES MARQUARDT: Thank you,
8 Mr. Chair. Charlie Marquardt,
9 M-a-r-q-u-a-r-d-t. Ten Rogers Street, the
10 other side of town. But I just wanted to
11 reiterate a couple of things. I hope the
12 Board will do, as they have in the past, and
13 make sure that Mr. Rafferty and his folks
14 meet with the neighborhood and keep the
15 public comment open. I know Mr. Rafferty
16 will do it. He's done it before, so I have
17 no issue there. But I think keeping public
18 comment open is important.

19 A couple of other quick questions when
20 I looked at the pictures. First, if you look
21 at picture A1, you see there's a driveway

1 going down with three parking spaces at the
2 end. So, where do you put your snow when it
3 snows? Where do you plow it? If you're
4 going to plow it straight in, you're going to
5 dump it on those three spaces. They're going
6 to try and put it out on the street, and
7 neither of one of which is a good result
8 especially with this street being very busy
9 and blocked.

10 Mr. Russell, you brought up a really
11 good point with trash. And the resolution
12 with that is yes, it is a private hauler.
13 But this size of building has public
14 recycling, so how does that work? That's 25
15 or whatever number of bins. That's an awful
16 lot of work, and how does that all go?

17 And also when I was looking at the
18 parking places and the parking seems to be a
19 very big issue down there, having driven down
20 the street a couple times. Where do the
21 visitors go? I do not see a single visitor

1 space out in this development. I know I live
2 in a somewhat bigger building, but we have 70
3 some odd visitor spaces. It helps to have
4 them in the building when you have people
5 visiting.

6 And finally, and I know this is a sore
7 spot for this part of town, what are we going
8 to put in place to ensure that the
9 development is complete? I have no issue
10 with the developer. I'm sure they're going
11 to do a great job. But if you just go around
12 the corner, you have an example of a
13 five-year development that has been a plight
14 on the community as it's been worked through.
15 This is a small community with lots of little
16 kids, and you wouldn't want an open pit or
17 unfinished construction for any length of
18 time. And we need to make sure that once
19 it's decided that the building will go
20 through, and it looks to be a beautiful
21 building, but it needs to get done and done

1 quickly so that it can be incorporated into
2 the neighborhood and not in some way, shape
3 or form of being constructed.

4 Thanks.

5 HUGH RUSSELL: Thank you.

6 Steve Kaiser.

7 STEVE KAISER: My name is Steve
8 Kaiser, K-a-i-s-e-r. I live at 191 Hamilton
9 Street. I'd just like to highlight a rather
10 unique traffic problem associated with the
11 site on Sherman Street. It's the railroad
12 gate crossing at the railroad tracks on
13 Sherman Street. Every time a train comes
14 through, that gate comes down. And the
15 important thing here is not to create a
16 traffic condition that for any reason
17 generates a queue that backs up across the
18 tracks. So if there's a problem getting into
19 Bolton Street, turning in and out of there,
20 it momentarily creates a queue, that could
21 create a safety problem. It's a rare event.

1 Trains go through in one direction or another
2 about every half hour or so. But it happened
3 to me about 20 years ago. I was going down
4 to the DPW yard on Sherman Street to drop off
5 some renewables and there was a long queue.
6 And I was in the queue, and all of a sudden
7 the gates came down on the hood of my car.
8 Unfortunately I wasn't on the tracks so there
9 was no risk to my car and my car wasn't
10 damaged, but it was just sort of little
11 message to me that that's an additional
12 traffic. Very peculiar. And you're probably
13 not going to find that anywhere else in
14 Cambridge. I would take that into account.

15 Thank you.

16 HUGH RUSSELL: Thank you.

17 Anyone else wishing to be heard? Yes,
18 sir.

19 DAVID VISE: Hi. Name is David
20 Vise. I live at 19 Bella Circle. Vise is
21 V-i-s-e. Bella Circle is the old Bolton

1 Street actually. It's an extension of
2 Bolton.

3 And first of all, I'd just like to talk
4 about the density in the neighborhood. I
5 know the city was trying to accept some
6 changeover from industrial property to
7 residential and so they -- I think there's a
8 high density strip down the railroad tracks.
9 That might have been a good idea a while ago,
10 but now we're looking at, you know, an area
11 where this particular area is not near the T.
12 It's pretty car reliant, so that can echo
13 some of the parking concerns that people had.

14 The other thing is the character of the
15 neighborhood right now, most of the buildings
16 surrounding this site are two-story or a
17 story and a half buildings. They're really
18 small, except for the three-story apartment
19 building on the corner. Jose's is like a
20 two-story building. Almost surrounding in
21 terms of a -- the light for the houses on

1 Bol ton Street just passed the project on the
2 left, there are two or three small structures
3 there that are no more than two stories high
4 and they'll be in a west light shadow, quite
5 a big west light shadow there.

6 The other thing with regards to the
7 private hauler trash. I can't imagine how a
8 large private hauler trash truck is going to
9 go down that street, make the turn and back
10 into that space and pick up trash. It just
11 isn't going to work.

12 And then there's the -- finally, I'd
13 just like to talk about the impact of
14 precedent setting. It may not be precedent
15 setting, but the increased density in the
16 area and how it pushes down the whole
17 basically set of tracks now. And the next
18 lot to go is the lot that the Montessori
19 School and the lot that Jose's rents
20 currently which abuts Bella Circle. And, you
21 know, there's a good possibility all the

1 buildings will go up there next if this is a
2 successful development. So I'm wondering how
3 the city is thinking about this going
4 forward.

5 I remember Massachusetts Avenue set
6 very high Zoning and there was down zoning
7 there because the wall of buildings and the
8 intensity building that was built along
9 there.

10 Thank you very much.

11 HUGH RUSSELL: Thank you.

12 Yes, sir.

13 JAMES ZALL: My name is James Zall,
14 Z-a-l-l. I live at 203 Pemberton Street
15 which is just across the railroad tracks from
16 the parking lot.

17 The building that's being proposed here
18 is a very attractive building. It calls to
19 mind many of the large developments that have
20 gone up in the last decade along the northern
21 part of Mass. Ave. between say Saint John's

1 Church and the Arlington line. But Sherman
2 Street is not Mass. Ave, and this building
3 seems very much out of scale with the
4 neighborhood that it's in, four stories of
5 the 25 units. The pictures that we've seen
6 show an attractive building sort of in
7 isolation. We don't see anything in these
8 drawings that gives a sense of the
9 surrounding buildings. And it seems to me
10 very much out of scale with the neighborhood.
11 And I would like to see a much smaller
12 development in that location.

13 Thank you.

14 HUGH RUSSELL: Thank you.

15 Yes, Ma'am.

16 KATINA LEODAS: Katina Leodas,
17 L-e-o-d-a-s. I live at 29 Bella Circle. And
18 I've lived in North Cambridge for I guess
19 about 14 years, and on Bella Circle for about
20 nine of those. And I want to comment on I
21 think -- I agree with many of the concerns

1 that have been raised about the development.
2 But I want to comment on the process, because
3 I don't come to these meetings often, but as
4 I sit here, there's a sense of unreality. As
5 I listen to, with all respect, listen to the
6 architects, the landscape architects talk
7 about the design quality, the beautiful
8 stairwells, the -- I think kind of fanciful
9 notion that someone is going to pull up a
10 chair and have a cup of coffee sitting on
11 Sherman Street while the traffic roars by.
12 It just doesn't -- it doesn't make any sense.
13 And it feels like the project has been very
14 fully and thoroughly fleshed out before the
15 most fundamental questions have even been
16 wrestled with, which is, you know, does this
17 project make any sense whatsoever for this
18 setting? And it does feel kind of weird to
19 be sitting here listening to this level of
20 detail for something that in fact doesn't
21 make any sense. It's preposterous.

1 What worries me about that from the
2 process point of view is once the developers
3 have put this kind of investment, investment
4 in legal counsel, investment in architects,
5 and investment in landscape architects, not
6 to mention the kind of investment that
7 they're planning to make and, you know, have
8 committed to make in purchasing the property,
9 feels kind of like a Mack truck and how do
10 you get in front of it and stop it. And I
11 think it puts all of you in a very difficult
12 position to say well, we're going to stand in
13 front of that truck and stop this
14 development. And it, I think it's part of
15 why people who come up here to oppose this
16 have come up to the podium. We sound a
17 little bit like supplicants. Please, please,
18 don't let the developer do what he wants to
19 do. And yet, you all work for us. You
20 represent us. We're the residents of the
21 city. And it seems to me that not that the

1 S-i -g-e-l -l. I live at 33 Bella Circle.
2 I've lived on Bella Circle for exactly 30
3 years. I want to echo what the last speaker
4 brought up in terms of the process which
5 feels quite difficult for us who live in the
6 neighborhood. And whatever happens, are
7 going to be living with what comes. And this
8 is our life, this is what we deal with
9 everyday.

10 I just came to know about this project
11 yesterday morning. I got a call from a
12 neighborhood person on Sherman Street. I'm
13 the President of Bella Circle Neighborhood
14 Association. And I stopped what I was doing
15 immediately when I saw the plans, the
16 picture -- yesterday's the first time I saw
17 anything. My understanding is that there's
18 been zero outreach by the developers to the
19 neighborhood. And when I saw the photos, I
20 immediately started knocking on doors. And
21 within two hours we have a tremendous number

1 of people who signed who said, look at the
2 very least, let's just stop and take a breath
3 here. The long and short of my response to
4 the project as I understand it, is that it is
5 entirely incongruent with the neighborhood.
6 Yes, we need something there. A vacant
7 parking lot is not great for the future. But
8 this four, four-and-a-half-story building is
9 preposterous. It is totally out of scale
10 with the neighborhood. It's totally out of
11 context. It's just too large. And I
12 understand the bulk of the people's dismay
13 and their sense of shock of what they may be
14 up against, is going to absolutely affect
15 their lives. And living on Bella Circle, we
16 already as other people have said, we are
17 lined up in Bella Circle to break out to get
18 onto Sherman Street. It's that bad -- right
19 know we're exactly opposite Bolton Street.
20 It's like, you know, Bella Circle and here is
21 Bolton and here's Sherman. And I don't know

1 how aware you are, but from Rindge Avenue to
2 Huron Avenue firehouse it's an absolute wall
3 of cars right now. That's what it is. It's
4 a wall of cars, and you can't move.

5 It's insane to think that you're going
6 to put -- there has to be 35 cars with this
7 25-unit building. Everyday they're going to
8 be trying to get out onto Sherman Street. I
9 think that once you build something like
10 this, the neighborhood is over, you know, as
11 a place where people co-mingle casually.
12 It's a very down scale, gentle neighborhood.
13 And that would just change massively. Maybe
14 it's okay for the Mass. Ave. corridor. I
15 don't think it is. But not for a small area
16 where it's proposed.

17 PAMELA WINTERS: Thank you.

18 HUGH RUSSELL: Thank you.

19 Yes.

20 SATINDER KAUR SINGH: Hi. My name
21 is Sati nder Kaur Singh, S-i-n-g-h. I live at

1 122 Sherman Street which is almost abutting
2 this proposed property. The only thing
3 between me and the new property is the red
4 brick building that we've talked about. It
5 is an eight-unit building for those who don't
6 know.

7 And what I really want to talk about.
8 They already have a problem with trash pick
9 up. The big truck used to try to come down
10 Bolton Street into their driveway to pick up
11 the trash, could not do it. They now have to
12 place the trash --

13 AHMED NUR: Dumpster.

14 SATINDER KAUR SINGH: -- dumpster.

15 Thank you. On the corner of Sherman and the
16 driveway. And he still cannot pull in, so he
17 blocks traffic during rush hour to pick up
18 their trash.

19 I also want to talk about the water
20 table in this area. This is one of the
21 lowest lying areas of Cambridge. We all have

1 basements that are regularly flooded, and
2 fortunate are the people whose houses were
3 built without basements. This past spring
4 especially with the -- when everybody was
5 affected, so that was yet one more blow.

6 I just wanted to add to that that this
7 particular parking lot is a little bit
8 higher, but they are also going to have to
9 find a way to get rid of the water that is
10 going to collect if they have their parking
11 below grade. So that's going to be a major
12 issue to be looked at.

13 The other thing with their trash is it
14 was too vaguely spoken about. I can foresee
15 already that they will not have a place to
16 put their trash, dumpsters anywhere. And
17 especially with the snow, with the recycling,
18 it's just going to be really tight. It's way
19 too big a building for this plot of land.
20 It's really nice that there was an empty plot
21 of land that people found, but you can't just

1 plunk down a building on it which really
2 leaves no space around it. And even though
3 you think you're going to have a little bit
4 of land for people to sit around, it's really
5 a very huge building for a piece of land that
6 is just not going to have enough space on it
7 for it.

8 Why not have fewer units? Why not have
9 townhouses that will fit more easily into the
10 ambience of the neighborhood?

11 Thank you.

12 HUGH RUSSELL: Thank you.

13 Does anyone else want to speak?

14 LAURA RUNKEL: My name is Laura
15 Runkel, R-u-n-k-e-l. I live at 56 Bella
16 Circle.

17 And I just echo all of the concerns
18 about the scale of this development, its
19 impact on Bolton Street. But I just wanted
20 to also point out that Bolton and Bella
21 Circle really are the same street, and we

1 have the same limitations in terms of parking
2 only on one side. We have our own children,
3 and it's a small circle. There's already
4 traffic that comes through there too quickly.
5 And I know we're going to have more parking,
6 more traffic, just across Sherman Street on
7 Bella Circle. And I just really think this
8 is far in excess to scale of the building.
9 It should be built in that neighborhood.

10 Thank you.

11 HUGH RUSSELL: Thank you.

12 Anyone else?

13 (No Response.)

14 HUGH RUSSELL: Ordinarily at this
15 point in time we close the hearing for public
16 testimony, but because you're going to be
17 setting up a meeting, it would probably make
18 sense to leave the hearing open so we can
19 hear reports on that meeting. What do you
20 all think about that?

21 CHARLES STUDEN: Hugh, I'd like to

1 agree with that. In particular because the
2 landscape plan was not part of the
3 submission, we only saw it tonight, and I
4 believe the landscape architect said that
5 that plan still has some revisions that need
6 to be made. I'd like to see the final on the
7 landscape plan as well, and have the public
8 be able to comment on that.

9 HUGH RUSSELL: I made a note of six
10 items that I would think the Traffic
11 Department should probably comment on that
12 were brought up. And so the access to the
13 parking spaces. The width of the street.
14 What provisions there are for visitor access?
15 And this is related to the existing parking
16 situation and regulations on the street. The
17 access for a trash pick up truck. And the
18 point Steve Kaiser brought up about the
19 possible connection or possible hazard that
20 might be at the railroad signal.

21 Are there any other items we want --

1 THOMAS ANNINGER: I'd like to add.

2 HUGH RUSSELL: Go ahead.

3 THOMAS ANNINGER: Just something to
4 the traffic and parking list. This reminds
5 me a little bit of the project we saw on
6 Mass. Avenue. I forget the names of the
7 streets, but what is the name of that church?

8 HUGH RUSSELL: Saint James?

9 THOMAS ANNINGER: Saint James.

10 And the question of access either from
11 Mass. Avenue or from the side street. From
12 here the first instinct was to do it where
13 the existing curb cut is even though it isn't
14 quite right, and which is on Bolton Street.
15 But we've heard quite a bit on the nature of
16 Bolton Street. And I guess I'd like some
17 analysis of what would happen if we did it
18 from Sherman Street. Which I'm sure would
19 create not just the problems of the railroad
20 crossing, but the deeper problem of what
21 everybody has been talking about getting in

1 and out of Sherman Street is no small matter.
2 And yet we've also heard about the narrow
3 nature, the risk to the children and so on.
4 And so I think we have to take a hard look at
5 that.

6 HUGH RUSSELL: Sure. Going in this
7 direction, Pam first.

8 PAMELA WINTERS: I have two issues:
9 One, I have a question about the
10 barrier between the back of the house and the
11 train tracks.

12 And the other one is I would really
13 like to see diagrams and heights of the
14 surrounding buildings in comparison to this
15 building. So some sort of an elevation, you
16 know, picture so I can see how this building
17 compares to other surrounding buildings.

18 WILLIAM TIBBS: And I'm adding to
19 the community's list to the Traffic
20 Department. We talk about the street's
21 widths, but I want to be very specific about

1 understanding the truck movements and
2 maneuvers particularly for snow removal. We
3 talked about the trash, but also the
4 recycling which it is indeed city recycling
5 that's doing that, which is a standard truck
6 which is a pretty big truck. And what that
7 does.

8 Do you want me to go on the other
9 stuff?

10 HUGH RUSSELL: Might as well.

11 WILLIAM TIBBS: Bear with me as I
12 look at my list because you've already talked
13 about some of it.

14 I, too, like Pam, would like to get a
15 better sense of the massing and scale in the
16 neighborhood. And I think it needs to be
17 more than just the adjacent properties. I
18 think we need to get -- maybe the city can
19 assist with that effort, but just get a
20 better sense of that massing and scale.

21 I'd also like to have a better

1 understanding of what they can do as of right
2 relative to what you're requesting on the
3 permit itself. I find it's an important
4 discussion, particularly relative to folks in
5 the audience. As of right means they can do
6 it -- if they purchase the property, they
7 could do it without any approval whatsoever.
8 I think it's important for the community what
9 they can do as of right and what they're
10 asking for and what that difference is. And
11 I think that hits most of my issues. Because
12 a majority of them were around traffic.

13 I know I definitely am going to visit
14 the site. I don't know if we need to do it
15 together, but I think it's important for me
16 before we deliberate the next time for me to
17 go out there and get a good sense of what it
18 is.

19 Thank you.

20 HUGH RUSSELL: Charles.

21 CHARLES STUDEN: My concern is a

1 little bit different although it is somewhat
2 tangentially related to the parking and
3 circulation issue. And it has to do with the
4 four, one-bedroom ground floor units, all of
5 which are accessible through front doors on
6 Bolton Street which I like because they
7 appear to be townhouses. However, they're
8 not -- none of those units are accessible
9 from the parking behind the building. So
10 what I can imagine is if you live in that
11 building and you're coming home with
12 groceries and you need to drop things off
13 with parking on the north side of the street,
14 you're going to stop, take your chances and
15 try to put your things on the sidewalk or
16 inside the gate before you move around. And
17 I'm just wondering about that. I also wonder
18 about it from a perspective of the
19 marketability of the units and the people who
20 are living in them. Either you park your car
21 and have to go through that lobby and

1 entryway to come around, or you have to walk
2 down the driveway to come around. It just
3 seems a little bit -- the parking doesn't
4 seem to have a good relationship so the units
5 themselves. And I'm just wondering if that's
6 something that could be looked at and perhaps
7 an improvement made in that regard.

8 HUGH RUSSELL: Steve.

9 STEVEN WINTER: I concur with all
10 the comments from my colleagues. I -- excuse
11 me. Indeed with traffic I would like to ask
12 traffic and parking if traffic calming is
13 something that Bolton Street really needs.
14 Whether there's more building on it or not,
15 it sounds like the street has a lot of
16 issues, a lot of problems. And I'd like to
17 ask that.

18 I'd like to, I think that the peak
19 travel gridlock on Sherman is a really
20 important thing there, and I'd also like the
21 Traffic Department to look at that as they

1 consider it. And in fact, are we asking for
2 a traffic study? It sounds like there's a
3 lot of traffic issues and questions here, but
4 I would like to -- a comment on the addition
5 of this many vehicles and Sherman Street at
6 peak travel, exit and entering. I'm
7 concerned that we're hearing that public
8 safety vehicles cannot now safely traverse
9 Bolton Street, and I'd just like to have
10 Traffic and Parking check with Public Safety
11 and get back to us on that -- comment on
12 that. And also, unless I didn't hear it
13 properly, I heard that Bolton is not resident
14 permit parking. Is that what I heard?

15 PAULA MAUTE: That's right.

16 ATTORNEY JAMES RAFFERTY: I think it
17 was said both ways because I was confused,
18 too.

19 STEVEN WINTER: So I guess I'm
20 confused and I'd like to know what that is.
21 And I also feel that the -- how the structure

1 looks in the context of the other
2 neighborhood is something that we all need to
3 be able to see. We don't know that now and
4 we need to see that.

5 And for the people who are concerned
6 about the process, I want to be very direct
7 and say to you, look, we do this really well
8 and everything's okay. This process is
9 moving along the way it should. And it's not
10 out of control. And it's well in control.
11 And we're hearing the voice of the people and
12 we're moving very slowly and deliberately.

13 Thank you, Mr. Chair.

14 HUGH RUSSELL: Ahmed, you want to
15 comment?

16 AHMED NUR: Tom can go.

17 THOMAS ANNINGER: You sure?

18 AHMED NUR: Please.

19 THOMAS ANNINGER: Why don't you go?
20 Give me another second or two.

21 AHMED NUR: Thank you.

1 I just wanted to -- I agree with all my
2 colleagues obviously, and hear what the
3 community has to say in regards to this
4 proposal.

5 Some of the questions I have are for
6 the Traffic why couldn't a curb cut be on
7 Sherman Street as opposed to these little
8 side streets? I do drive through -- I live
9 in Harvard Square and I have to go pick up my
10 kids in a school near Sherman, and I have to
11 go through that traffic and I know exactly
12 what everyone is saying. I hear.

13 And the second question is I'd like to
14 see a shadow study fully on all months,
15 especially to these brick houses on the back.
16 The effects those have on -- and even across
17 the railroad.

18 The third question I have is 38 spaces,
19 existing spaces on page two of the submital,
20 who parks there now and where are they going
21 after this building's built? And the reason

1 why I ask that is I'm all for getting rid of
2 the parking lots. As we all know now, we're
3 going towards a -- create a heat island
4 effect. To runoff waters for those who are
5 getting flooded, they don't help a lot. So
6 if we have a building this size, what type of
7 roofing are we putting on? Are we catching
8 the water? Are we using some grey water? I
9 would strongly recommend to catch the water
10 and use it to irrigate your landscape and use
11 it to flush your bathrooms and what not. And
12 I know that the City of Cambridge had passed
13 for a certain size of buildings to require --

14 STEVEN WINTER: Storm water
15 management.

16 IRAM FAROOQ: Is that LEED?

17 AHMED NUR: Right.

18 STUART DASH: Has to be LEED
19 certi f i a b l e.

20 AHMED NUR: Okay. That's all I
21 have.

1 Thank you.

2 THOMAS ANNINGER: Let me think out
3 loud a little bit as to my reaction to what
4 we've been listening to and what I've seen
5 because I did visit the site today to have an
6 idea of what we were talking about.

7 I walked down Bolton Street and I found
8 it physically a very -- looking at the
9 neighborhood a very pleasant street. It
10 looked to me like a street you would want to
11 live on if you had kids. It looked like this
12 would be a real neighborhood where people
13 would get to know each other just because of
14 the way the buildings relate to each other.
15 It had a friendly feel to it, small scale.
16 One and a half, two stories. Doors right
17 next to each other, across from each other.
18 You walk out your door, you're facing
19 somebody from another door. It's really a
20 very pleasant place so that I would say that
21 the depiction we heard of the neighborhood in

1 the hearing I find as accurate. It's exactly
2 what I saw.

3 The parking lot is just that. It's an
4 empty parking lot that needs to be filled.
5 It really cannot help the neighborhood by
6 staying the way it is, being used as
7 temporary parking for a commercial building
8 that isn't even there. So it's unstable in
9 its present use. It does have a very nice
10 tree in the middle of it. We haven't talked
11 much about that. I guess it's a mulberry
12 tree I heard somebody say. It looks like
13 something from India or something. It looks
14 foreign in a way. It's overgrown and needs
15 care.

16 And then you look at the design of this
17 building, and I would say that normally in
18 our process I think we would embrace the
19 building like this. It's got scale. It's
20 got articulation. It's got movement back and
21 forth. It's not boring. It's friendly to

1 what we're familiar with. It's a familiar
2 building. It's got bay windows. And I think
3 in many ways it fits urban Cambridge, certain
4 parts of it anyway.

5 I'm not entirely comfortable, though,
6 that it fits what we have here for a
7 neighborhood. And I find this is going to be
8 a difficult one I think. A very difficult
9 one. It could be that this building is just
10 not right for what we've got here. I'm not
11 there yet by any means, and I don't want to
12 give anybody a false sense of how I'm coming
13 out on this. And that's why I say I'm
14 thinking a little bit out loud. But I do
15 think there is a collision here of some
16 different forces at play, and I think it's
17 going to take some work to figure out just
18 how to get the balance right. And I don't
19 think we're there yet.

20 HUGH RUSSELL: So Steve first and
21 then we'll go back around this way.

1 STEVEN WINTER: I neglected to say
2 that I also am glad that Mr. Rafferty has
3 indicated that the neighborhood meetings will
4 take place, and that in the absence of the
5 Proponent, Mr. Rafferty is speaking for that.
6 So we're looking forward, I think that's
7 going to be a rich vein of information for
8 everybody.

9 WILLIAM TIBBS: It's relative to
10 what you just said, Tom, that's exactly why I
11 wanted to know what they could do as of right
12 to get a better understanding of just what
13 can fit there and how.

14 CHARLES STUDEN: Yes, I have another
15 concern about the way the building meets the
16 ground. In particular the northwest corner
17 of the building where on the plan it shows an
18 electrical sprinkler room with gas meters
19 along the edge facing the railroad track.
20 Adjacent to that is open space. It's
21 designated on the plan, which is presumably

1 going to be available to everybody. I found
2 the drawings a little confusing in terms of
3 what that elevation along that sprinkler room
4 and the two compact parking spaces is going
5 to look like. And I'm also wondering how
6 people are actually going to get into that
7 space because you can't get into it the way
8 the plan is currently configured from the
9 garage. So, if you came in and wanted to go
10 into that space, you pulled your car in, I
11 guess you'd have to walk around the back side
12 where the gas meters are.

13 And this corner of the building is what
14 you see as you come south on Sherman Street,
15 and I'm not sure this is exactly the most
16 attractive -- and again, maybe when we get
17 the landscape plan, we'll have a better
18 understanding of that. We'll know what that
19 looks like. But I'm very concerned about
20 that corner and would like to see more
21 exactly what Steve proposed.

1 HUGH RUSSELL: Okay. So in terms of
2 process, now what can be done as of right
3 without any public review. I believe you can
4 build an 11-unit apartment building as of
5 right. Once you get over 12 units, you have
6 to get the Special Permit that they've asked
7 for. And that, as far as I know, is the only
8 thing they're asking for. And this is a part
9 of the Ordinance that basically says when a
10 building gets to be a certain scale, we need
11 to look at a list of things. And the list is
12 not terribly long, but it seems some of the
13 issues that this building is going to have
14 some difficulty with are:

15 New buildings should be related
16 sensitively to the existing built
17 environment.

18 The location, orientation and massing
19 of structures should avoid overwhelming the
20 existing buildings.

21 This is to the development. I think

1 you've got a lot of work to convince me that
2 I can find that that's actually happening.
3 I'm finding it very difficult.

4 And another thing that related to what
5 many people said: We have to find that the
6 parking areas, internal roadways,
7 access/egress points are safe and convenient.

8 And another point: The service
9 facilities, such as trash collection,
10 apparatus and utility boxes -- I think that's
11 speaking to actually what Charles was just
12 talking about -- is so located that they're
13 convenient for the residents yet unobtrusive.

14 The additional requirements on
15 landscaping, features the natural
16 environment.

17 And those are I think -- I was
18 impressed that the landscaping plan was quite
19 detailed and well thought out. And I'm
20 feeling like that's a point that we'll be
21 able to deal with.

1 So we have I believe, is it, 65 or 90
2 days from now to make a decision?

3 LIZA PADEN: 90 days from tonight.

4 HUGH RUSSELL: 90 days from tonight.

5 So we have three months. That puts us
6 somewhere around Martin Luther King Day I
7 would think.

8 And so our next meeting on this will
9 probably be our mid-November meeting because
10 we don't have a chocked agenda. And you
11 would probably want to have your meeting and
12 address the issues we brought up.

13 Stuart, you want to make a comment?

14 STUART DASH: Two questions for the
15 Proponent: One is showing the locations of
16 any cooling equipment that's proposed. And I
17 imagine they've already gone through this,
18 but it would be great to see the plan that
19 attempted to keep that mulberry tree which
20 was mentioned is a five-foot diameter. It's
21 an amazing tree. I imagine there's intent to

1 keep that. I would like to see that.

2 HUGH RUSSELL: And so that's one of
3 the tags. Key features of the natural
4 environment should be preserved to the
5 maximum extent feasible.

6 So what would that mean if you
7 preserved that tree?

8 THOMAS ANNINGER: It's right in the
9 middle of the lot.

10 WILLIAM TIBBS: Yes.

11 HUGH RUSSELL: Well, there are
12 several famous large trees -- I can think of
13 three of them, that shaped developments
14 around them because they seemed to be so
15 available. One of which the Cambridge
16 Historical Commission sought to landmark.

17 ATTORNEY JAMES RAFFERTY: The
18 Houghton Beach.

19 HUGH RUSSELL: Yes, Houghton Beach.

20 ATTORNEY JAMES RAFFERTY: We don't
21 need to give any ideas to anyone.

1 Could I just speak briefly?

2 HUGH RUSSELL: Sure.

3 ATTORNEY JAMES RAFFERTY: Thank you.

4 I do want to, on behalf of the
5 Petitioner, thank the Board and of course
6 members of the public.

7 Mr. Beaudet is home not feeling well.
8 He doesn't know how poorly he's going to feel
9 a little bit later when I call him. But I
10 would say that I think in looking at this, we
11 understand the challenges of this site. And
12 I regret that we did not have an opportunity
13 to meet -- we did talk about the possibility
14 of postponing the hearing, but I thought
15 because it was scheduled, we could at least
16 hear the issues. They don't come as a big
17 surprise.

18 I only close by reminding the Board and
19 people that I'm looking forward to talk to
20 about this, that this is an actually very
21 interesting site in terms of our land use

1 policies. You'll recall within the past
2 decade, this was a light industrial zoned
3 area. So, this was down zoned to allow for
4 multi-family housing. It is an accessory
5 parking facility for a non-conforming use.

6 So you start to look at some of the
7 objectives in the Zoning. The notion that
8 oh, this thing got so far and people weren't
9 checking. I mean, the Zoning does direct
10 where we go. The size of this building
11 doesn't require relief. But frankly, it
12 incorporates or embodies some of our land use
13 principles. It is 30 percent bigger than
14 what the Zoning would allow because of the
15 affordable housing. It has six more units in
16 it because of affordable housing. So, those
17 are some of the challenges. So this building
18 is a reflection of the application of those
19 policies and we'll see where it goes. But in
20 many ways we do see ourselves in some context
21 like this with bigger buildings. I mean, the

1 height here is the permitted height. It's a
2 reduced height from what was permitted
3 before. So there are challenges, and I'm
4 sure that we'll explore them and see
5 particularly around issues of massing and
6 unit count is the very obvious place where we
7 can begin to have a conversation.

8 But I think the sense is that there is
9 an opportunity here to give an urban
10 residential edge and appropriate scale of
11 that location. And we're very committed to
12 working with neighbors to see if that can be
13 achieved in the context of this application.
14 And we're happy to come back in a month or
15 two and report on where we're going. But
16 this has been a very helpful exercise and
17 very helpful to highlight the issues that we
18 need to continue to work on.

19 Thank you.

20 HUGH RUSSELL: Okay.

21 LES BARBER: Hugh, just to elaborate

1 on your analysis of the as of right
2 development. You didn't account for the
3 inclusionary bonus, which would probably be
4 four dwelling units. The as of right would
5 not trigger a Special Permit would be
6 actually be 15 units.

7 THOMAS ANNINGER: 15.

8 HUGH RUSSELL: Thank you.

9 Okay, so let's conclude discussion of
10 this item and I think we've asked for a ten
11 minute break.

12 LIZA PADEN: I would just ask that
13 if anybody did not get a notice and wants to
14 get a notice of the next -- when this is on
15 the agenda again, please make sure you sign
16 up on this sheet of paper.

17 (A short recess was taken.)

18 HUGH RUSSELL: Okay, Roger. I guess
19 we should formally announce we'll be
20 discussing the McKinnon et. al. Petition to
21 amend the Zoning Ordinance.

1 ROGER BOOTH: I have prepared a very
2 brief look back over the history of North
3 Point in response to some of the Board's
4 questions about what our vision has been
5 throughout the years. How it's been zoned
6 and rezoned. And whether we're fulfilling
7 promises in that vision.

8 This aerial photograph has outlined on
9 the ECaPs Zoning Perry Elwich (phonetic) many
10 in this room know is a very active man and
11 someone that this Board is familiar. At this
12 point the North Point area was a lost half
13 mile, that whole section down towards the
14 harbor. This drawing shows in green the
15 North Point park that was built as part of
16 the mitigation for the Central Artery. And
17 it's sort of a snapshot of where things stand
18 right now. There's the existing EF Building.
19 Here's the site in question tonight. The
20 Regatta view residences. The park on the
21 other side of the bridge, it's apart of the

1 larger master plan. Buildings S and T that
2 you see here and Archstone-Smith Phase I for
3 context. I think it's helpful to look back
4 really quickly in history, and we go all the
5 way back to before the European settlers came
6 here. This whole area was estuarial. That's
7 why we still have such a high water table.
8 The mid-nineteenth and twentieth century and
9 then the Industrial Revolution, the railroads
10 came and turned this area into quite an
11 industrial area. And of course with the
12 building of the Museum of Science, and that
13 dam changed the character of the riverfront
14 in that area.

15 By the 1960s the Zoning vision for this
16 area really was just an industrial area. We
17 have four FAR, no height limits, no housing
18 allowed, no design (inaudible).

19 In the eighties we had started what we
20 might call a Cambridge revival. In that
21 people hadn't want to invest in Cambridge up

1 until the eighties. And the East Cambridge
2 riverfront was a first step towards showing
3 Cambridge could really be a place where
4 significant development, mix of uses could
5 happen with high qualities open spaces and so
6 forth. So, really that adjoining area led
7 people to say well, what could happen at
8 North Point? And the first rezoning of North
9 Point took place in 1988, and returned toward
10 the vision that we're very familiar with, to
11 allow for housing, to require design review
12 and the pioneers were really the housing
13 towers and EF office building.

14 The Zakim Bridge is something I think
15 now everyone loves. But that was going to be
16 an awful highway and bridge. And it's
17 probably the City of Cambridge's lawsuit,
18 along with other friends of the river that
19 led to the bridge design committee that Hugh
20 and many others in this room were very
21 involved in. And we wound up with instead of

1 an awful highway bridge a true landmark.

2 And likewise the new Charles River
3 Basin is succeeding and transforming what was
4 a lost half mile from this area to the harbor
5 to a place for people. This shot was taken
6 while the park was under construction, there
7 was a cul-de-sac. This was a side in
8 question which was warehouses not so long
9 ago. Here's the park completed before the
10 trees started growing. Up and some of the
11 Board members were there a couple weeks ago
12 and it's really gratifying to see the
13 plantings coming and it's feeling like a
14 place for people and that they're actually
15 people out there using the park on that
16 Saturday morning when we were there.

17 The second rezoning at North Point is
18 trying to take into account this experience
19 that we had had. Moving from a former
20 industrial area to a rezoning that led to the
21 EF Building and Museum Towers. But also

1 recognizing a lot of concerns from the
2 neighborhood and the city about how to make a
3 coherent district out of the whole area, not
4 just the area where the site in question is,
5 but finding a way to connect from the North
6 Point area along the river under the Gilmore
7 Bridge and to a whole new district.

8 And so the second rezoning set forth a
9 lot of the guidelines that we're still
10 looking at today, including the height limits
11 which range from 150 feet where the Museum
12 Towers is to at, the time of this Zoning, 65
13 to 85 feet over this part of the Gilmore
14 Bridge to the heights that we're familiar
15 with over in the larger North Point
16 development area.

17 So ECaPs principles clearly are still
18 setting the vision that we want to have
19 housing of mix of uses near transit, reducing
20 auto trips, having meaningful open space.
21 Transitions from this area that's -- we're

1 Looking at tonight specifically under the
2 bridge and to the established neighborhood.
3 Improving pedestrian environment and keeping
4 heights lower to the neighborhood.

5 So after that rezoning had been put in
6 place just a few years ago, we started having
7 quite a bit of response. The North Point
8 development site of course got started and
9 the 22 Water Street got a permit for a
10 housing project here.

11 Here's the site in question in this
12 aerial right next to the ramps which is right
13 about where the skateboard park wants to be.
14 Those are the Towers and that's the EF
15 Building. So you can see the connectivity,
16 and, again, a desire to make this all a part
17 of the community rather than an isolated
18 district.

19 Archstone-Smith got its PUD in 2002 and
20 quickly rented up.

21 Here's the master plan that we're

1 familiar with. And now of course what's
2 going on in the neighborhood what should
3 happen when Lechmere Station gets rebuilt,
4 and it won't be like the scheme we had seen
5 from the Jones, Lang, LaSalle Group. So
6 that's something that has to be worked out.
7 But of course a lot of things are pretty well
8 set in terms of having this Central Park and
9 the notion of a series of blocks, a notion of
10 mix of uses. And we have a strong housing
11 presence now with first phase of Charles
12 Smith and Buildings S and T in place, and of
13 course Museum Towers on the other side of the
14 bridge.

15 So, this is a quick summary of what was
16 permitted. We know that's going to be
17 revisited soon as there's a new partnership
18 coming along. And so that's definitely an
19 important part of the context. This is a
20 view showing -- you may remember this from
21 when we were reviewing the PUD for North

1 Point with a fully developed open space in
2 the center. It's right now about four-fifths
3 done. This park down at the end hasn't been
4 done. And showing again the relationship to
5 the other side of the Gilmore Bridge and the
6 other site in question.

7 Buildings S and T and the park space
8 that's been built. Here's a walk down the
9 multiuse path that's such an important
10 connection for this whole area, ultimately to
11 the harbor and going back to the west to the
12 Minuteman. So that's getting to be in place,
13 and the park and the trees have grown up
14 since this image was taken. And starting to
15 get a neighborhood where people live now and
16 can start to call this their home.

17 So the status really is the
18 Archstone-Smith has finished Phase I.
19 They've built 424 rental units of which 52
20 are affordable. Phase 2 is on hold. We last
21 heard that that perhaps would be a lower

1 bui l di ng. I don' t know where that stands
2 now. But, we' ll still be looking to see that
3 as the economy rev i ves.

4 Bui l di ng S, compl ete wi th 99 uni ts, 12
5 of whi ch are affordabl e. Bui l di ng T compl ete
6 wi th 230 uni ts, 26 of whi ch are affordabl e.

7 The park wi th the path i s mostly
8 compl ete. And the roadways are mostly
9 compl ete. And a new devel opment team as you
10 probabl y read i n the papers, i s getti ng ready
11 to come back to the Board, and they' re goi ng
12 to need to revi si t where the plan stands wi th
13 the Board.

14 So here' s j ust a vi sual di agram that
15 shows those same el ements. The park,
16 Bui l di ngs S and T, Archstone-Smi th that' s
17 bui l t, and Phase II and the si te i n questi on.

18 Here' s an i mportant footnote.agai n,
19 the si te i n questi on i s ri ght next to where
20 the North Bank Bri dge i s j ust about to start
21 constructi on. They actual l y started

1 mobilizing when things were out there. They
2 have construction fencing. So this pathway
3 will be coming right along the site. Here's
4 the ramps. And we'll be rising up with a
5 pretty exciting transition. Again, here's
6 where this site is right about in here. And
7 there's a pathway going along. And this
8 bridge snakes behind and in between the Tower
9 A which controls the trains and comes back
10 down over in Paul Revere Park. So that
11 really makes an important connection to a
12 broader area, including all the way to the
13 harbor.

14 There's another image looking along the
15 North Point waterfront towards that bridge.

16 So when we were out on the site, I
17 think the Board -- and I certainly did find
18 few from looking along that pathway to the
19 North Point bridge would be and the site very
20 important place to be looking at it. Because
21 it kind of puts in context the heights of the

1 existing EF Building with the Museum Towers
2 behind it. And we're going to be seeing from
3 the proponents tonight how the project on
4 this site would affect those existing
5 buildings.

6 And as we talked about the last
7 meeting, a lot of us in this room were part
8 of the Zoning that had a vision for a lower
9 kind of building in this area. Five feet in
10 height. I frankly don't think we put that
11 much thought into it back then, and now being
12 out there and seeing the scale of the sweep
13 of the ramps, these larger buildings that are
14 here, the 16 acres of open space in North
15 Point Park, I don't find that the heights
16 that are being talked about as scary as they
17 probably were when we were doing the Zoning
18 originally.

19 So, one of the questions you asked us
20 was to look at what effect this Zoning might
21 have on other sites. And Les and I talked

1 about that. And, Les, I don't know if you
2 want to talk about that or should I give it a
3 try?

4 LES BARBER: Go ahead.

5 ROGER BOOTH: So, it's all one
6 Zoning District. And the proposal has been
7 to take the provisions that are being looked
8 at for the site in question for EF and make
9 them applicable throughout the area. So the
10 question was how many sites would that be
11 affecting otherwise? And there are a couple
12 of unbuilt sites in the area.

13 Here's the site being proposed for the
14 new EF Building just beyond here. This is a
15 site right along the Gilmore Bridge which is
16 being used for -- the DCR has its maintenance
17 facility there. It's right next to the MMRA
18 pumping station. Theoretically you might put
19 something on that site, but it's very
20 difficult to build on because the pumping
21 station itself goes down many feet below

1 ground and there are pipes serving it. So
2 it's not an easy site to develop. So it's
3 sort of a theoretical one if the state were
4 to -- acquire enough land to make the acreage
5 requirement. So it's probably not that
6 likely a site.

7 Another site that Les figured out could
8 be affected is the 22 Water Street site.
9 Because it does meet the criterion for being
10 a single building potentially on a site that
11 would have a prerequisite area. And that we
12 -- I don't think we ever thought about that
13 for a housing -- for an office building.
14 We've looked at office use throughout the
15 area, and the traffic has been very carefully
16 calibrated thinking that would be housing.
17 So Les and I would pretty much recommend that
18 maybe the better thing to do would be to
19 restrict the Zoning to the other side of the
20 Gilmore Bridge. And I've talked to the
21 proponents about that, and they don't see as

1 that causes a problem in terms of the spot
2 zoning issue or other issues. And it would
3 be a little bit cleaner than applying
4 something throughout that whole area. And
5 here's the 22 Water Street housing project
6 that's been through a lot of review and most
7 recently given an extension.

8 I haven't heard anything from them
9 lately, but they still seem to be quite keen
10 on affordable housing. So I think with
11 that --

12 LES BARBER: Can you go back to the
13 other one? One other site that could
14 potentially benefit from development in
15 cooperation with the Commonwealth if they
16 could come together, the 100,000 square feet
17 would be the altered building site, the
18 little purple area there. That would be a
19 single building on a PUD. It could be an
20 office building. It could be housing. But
21 you would have to cooperate with the

1 Commonwealth and get together with 100,000
2 square feet of land necessary for the
3 development project.

4 ROGER BOOTH: So it might be worth
5 looking whether we can pair down the area
6 even further. But I think clearly dropping
7 off the area west of the Gilmore Bridge seems
8 like it would just be a lot clearer statement
9 of what's being looked at here, and think
10 about whether the line could be changed on
11 the easement side.

12 HUGH RUSSELL: Okay. Thank you.

13 ROGER BOOTH: Okay. So now we need
14 to change computers.

15 HUGH RUSSELL: So, Rich, maybe you
16 can make your less than four minute speech
17 while that's going on.

18 RICHARD MCKINNON: I just have one
19 board I need to do that. While we're going
20 back to 1988, I thought Ralph Edwards was
21 going to jump of and do the This is Your Life

1 show.

2 While I'm waiting thought, my name is
3 Richard McKinnon. I live on One Leighton
4 Street. At Roger's suggestion about the
5 amendment to limit this east of the bridge,
6 we would welcome that as a friendly amendment
7 and would not be against any of the interests
8 from the Petitioner.

9 I can actually begin. I had submitted
10 a letter to the Planning Board that you all
11 have in your notebooks.

12 I had sent along -- each of you have a
13 blue notebook in front of you divided up into
14 five parts. And the first part was a group
15 of public documents. I think they all speak
16 for themselves, but they're just one -- there
17 are two pieces of news that have happened
18 since I was up here last.

19 The first is that the DOT Board,
20 Department of Transportation Board, did meet
21 on October 6th and they voted because EF put

1 in by far the highest bid with the most
2 qualified bidder, and the Governor's economic
3 development goals, that is producing jobs,
4 construction jobs and permanent jobs. And so
5 they authorized the execution of a 99 year
6 lease with EF. So we are very happy to talk
7 about what we actually controlled tonight
8 which was not the case when we were here
9 last.

10 There was a letter from the Manor, the
11 Governor, the Council Resolution endorsing
12 EF's expansion at North Point, the
13 legislation that has been filed. And there
14 was just one other public action taken. Last
15 night the Council voted unanimously just to
16 send the Petition along to a second reading,
17 and they're obviously awaiting word from the
18 Planning Board on your recommendation and
19 comments that you have.

20 The second thing I sent along was a
21 report of the meeting we had. The Board had

1 asked us to be sure to get back to them about
2 the meeting with Regatta Condominium owners.
3 We heard from some of them at the last
4 meeting. And I thought it would be better
5 rather than my summarizing the meeting for
6 you to hear from them directly. And so the
7 letter that's in your notebook is from
8 Maureen O'Donnell from the Regatta
9 Condominium Association Owners and really
10 lays out what happened that night and the
11 process that we've agreed to going forward.

12 The third thing is what I would like to
13 talk about five hours talking about is shadow
14 studies because it's very rare, pardon the
15 pun, that they fall so well as they fall for
16 us in this case. I think if you take a look
17 at them, you realize that the impacts on the
18 market are all but non-existent. And so I
19 think those are there for you to look at.

20 The fourth item, Roger had wanted us to
21 give you an update on the skate park. Again,

1 I thought it better to let Renata speak for
2 herself on that. And so we just pulled down
3 the website that gives you an update on where
4 things are with skate park, and it's very
5 recent updates. Because I said in my note to
6 you it actually makes reference to the
7 meeting that we had here at the public
8 hearing. So that's fairly -- and I know that
9 Renata has written to you separately on other
10 matters beyond just an update of skate park.

11 The final item was the spot zoning
12 memo. The question of spot zoning. Richard
13 Rodman has sent that in. And it is there for
14 you to take a look at.

15 On all of these items, I think what I'd
16 like to do tonight is give Sam the floor.
17 They're there. We're able to speak to any of
18 them later on. But what I really wanted to
19 do and, I think I your staff and I agreed is
20 to use the time we have tonight to let Sam
21 present a video. And what we have found out

1 is that we have the technology now to
2 literally walk you all around the site and
3 show you the impacts of the Zoning from
4 various areas. Walking by the building.
5 Walking out on the park. Walking over on the
6 Nashua Street side. But one of the other
7 things we have the ability to do is climb
8 right up the sides of the Regatta like
9 Spiderman, and on a unit by unit basis show
10 the individual unit owners what the impacts
11 of a new building will be for their units.
12 Doing that walks us into trouble with some of
13 the unit owners. There's no ifs, ands or
14 buts about it. Some of them, a small
15 handful, will have some diminished views.
16 But I hope what Sam does with video tonight
17 that you keep three things in mind:
18 One are that there are very wide, broad
19 beautiful views from all of those units. And
20 they're most interested in the Zakim Bridge.
21 We understand that, I would be too. That's a

1 valid thing for them to be concerned about.
2 But it's -- and part of the truth is how some
3 of them are going to have greatly diminished
4 views of that bridge. Especially on the 15th
5 and 16th floor from the North Tower. We know
6 that and we will meet with them.

7 The other part of the truth is that
8 there are much bigger views from all of the
9 units in that building, and we hope you'll
10 keep that in mind when you look at it tonight
11 as well.

12 Tonight we'll begin the process of
13 showing the Planning Board and the public
14 what this technology does, and that's really
15 show you some of the impacts of a new
16 building out on that site to help you in your
17 deliberations tonight.

18 As I said in my letter, and then
19 Maureen reiterated to the Planning Board, and
20 that she sent along to me, we're going to be
21 setting up meetings over the next couple of

1 weeks that will probably stretch out over the
2 next month or so where we're going to be in
3 the building. Sam Norod and I from EF, and
4 we are going to allow every single unit owner
5 to come and sit with us and see the impacts
6 of a 150-foot building built on that site
7 from their own unit. And that is going to be
8 made available to everybody. We're going to
9 take special effort to seek out those people
10 in those units who we think are most
11 adversely impacted and just get that on the
12 table as quickly as we can.

13 We knew we had the ability to do what
14 Sam's going to do tonight earlier on. We
15 just thought that the best -- it's not a hide
16 and seek business. It's a business where
17 you're better off being straight forward. If
18 you can show something, show it and let the
19 chips fall where they may. We think it's a
20 good Zoning petition.

21 WILLIAM TIBBS: Show it.

1 RICHARD MCKINNON: And so I will.
2 Thank you, Mr. Tibbs who I can always count
3 on.

4 SAM NOROD: So technology is a
5 wonderful thing when it works. My name is
6 Sam Norod. I'm from Elkus Manfredi
7 Architects. I've been here before. We are
8 excited to go through this. I thought I
9 would set the stage just a little bit, but I
10 understand that most of the board members
11 have been out to the site. This is where it
12 was started with just some views of what's
13 actually on the site at the moment.

14 This fence is the boundary between the
15 park to the site and it runs along the water
16 course that's part of the new park.

17 We also went up in the Archstone
18 building and took a panorama of views because
19 views seem to be important this high up in
20 the buildings as they often are. And we just
21 panned across the site. And while the Zakim

1 Bridge is something that we all love,
2 especially those of us who saw (inaudible),
3 there's quite a bit more to this view than
4 just the bridge. So we just panned around
5 one time to take a look at it.

6 The technology that Rich is referring
7 to is we built a computer model. If I can
8 get it up here. And the model is a marvel of
9 technology. This is from across the river
10 looking at the site from the Boston side as
11 we move around. The yellow building is just
12 a proposed volume of the 150-foot height.
13 And we've now crossed the river and are
14 walking in closer at the park. And the
15 miracle of technology is that even this big,
16 smart computer takes a while to regenerate
17 the building. So you'll see the building
18 first as a wire frame and then filled in as
19 solid objects.

20 This is walking around toward the
21 cul-de-sac. And you'll see the building

1 forming an edge rather than relying on the
2 ramps and what you see underneath an edge to
3 the park which we think is important to
4 contain the park, form a backdrop.

5 Now, let me just pause this for a
6 second. So this is the existing EF Building
7 right here. This viewpoint is from the
8 parking area out in front of the Regatta.
9 And now we start to climb up the building,
10 and you can see the register at the top gives
11 you an idea of how high we are. So it's
12 probably worth stopping for a moment up here
13 at the 17th floor of the South Tower. And,
14 again, panning the -- you have to imagine
15 upstream of the Charles River, but this is
16 looking -- because the model will take all
17 night to regenerate if we drew the rest of
18 the buildings. But this is the view from the
19 17th floor on the South Building. And it
20 turns, you can see, this is the proposed
21 volume of the 150-foot building, the existing

1 EF. And then the North Tower blocking the
2 view of Charlestown.

3 Let me start this again and pick up
4 where we were and we're just moving up now in
5 the building. So 18, 19, 20.

6 Now, this is back down on the ground
7 again, in front of Regatta between Regatta
8 and the existing EF. This is the existing
9 building looking toward the river still.
10 Walking behind the building -- well, between
11 the buildings really, and then climbing.

12 So now we're at the 13th floor and 14th
13 floor. And let me just stop it again. So
14 this is the 15th floor of the North Tower,
15 the northeast corner. And we can again pan
16 from here. This is the volume of the
17 150-foot proposed volume. This is the
18 mechanical penthouse of EF. And we can pan
19 up the river looking at downtown Boston. And
20 we can pan back in the other direction, which
21 is actually quite a significant distant view.

1 Back to the Bunker Hill Monument. All of
2 Charlestown.

3 THOMAS ANNINGER: Excuse me, just
4 one second. That view is already blocked by
5 the existing EF Building to a large part?

6 SAM NOROD: Yes, and that's one of
7 the things that we looked at when we first
8 started imagining this building. Is that
9 much of the low rise portion of the North
10 Tower is blocked, the view is blocked by EF.
11 But the view of the bridge is blocked. The
12 view of the rest of the city out to the
13 Charlestown Navy Yard and out to the harbor
14 and in the other direction looking up the
15 river obviously is still quite powerful.

16 So, again, we're climbing, 16, 17, 18
17 and up. And let's just stop it again. So,
18 the yellow form again is the proposed volume,
19 but now the units that see over the top of
20 the existing EF Building have -- if you
21 remember the photographs that we started

1 with, have this unimpeded view up the river.
2 This form right here is the South Tower. So
3 that frames the view in one direction. And
4 Bunker Hill and Charlestown Navy Yard and the
5 ocean beyond is the next view.

6 We're almost done. And then the model
7 will drop down to the ground floor again
8 looking between the Regatta and EF. And then
9 finally out on the North Point Boulevard, the
10 pumping station, the ramp and the building
11 mass. And that will start over which is
12 probably more than we need to have happen.

13 We also at the staff's request looked
14 at what would happen if we made the building
15 a floor lower. And so this is the building
16 at 150 feet. You only have a couple station
17 views of this. This is the building one
18 floor lower, but expanded to complete the
19 program area. So it moves, you see how it
20 moves toward the park. Another view of it.
21 And this is from the approach from underneath

1 via duct that's at 150. And this is one
2 floor smaller but extending toward the park.
3 And then finally that same animation in
4 plant. That's the 150 volume and one floor
5 lower. And our big concern --

6 ROGER BOOTH: Let me just say that
7 staff did ask for that, but we weren't
8 advocating it. We just wanted to see what
9 the effect could be. And I think our concern
10 is more the other way. Maybe it should be
11 more higher.

12 RICHARD MCKINNON: Thank you, Roger,
13 for saying that.

14 SAM NOROD: And our concern as well.
15 Because it really begins to have a position
16 on the park that wasn't as friendly.
17 Questions?

18 RICHARD MCKINNON: That's all we
19 have, Mr. Chairman.

20 HUGH RUSSELL: Thank you.

21 RICHARD MCKINNON: You're welcome.

1 HUGH RUSSELL: So the matter before
2 us is whether we should make a recommendation
3 to the City Council that is chomping at the
4 bit to vote for this. And my own view is
5 that with the suggestion that Roger made
6 about restricting the benefits of this
7 petition to the Gilmore Bridge, it's
8 certainly a viable Petition, and I think we'd
9 want to see EF and -- I'm not, you know, I'm
10 not going to make up my mind as to what the
11 best design of this building is based on some
12 block models at this point but that would
13 come with the PUD process. And I think in my
14 mind it demonstrated that it's not at all
15 unreasonable to consider a building that's
16 150 feet on this site.

17 Charles.

18 CHARLES STUDEN: I agree with you,
19 Hugh. You will remember at the last meeting
20 I expressed some reservations actually in a
21 number of areas including in the change of

1 use. Because I know this site had originally
2 been intended for residential development.
3 I'd like to thank the Community Development
4 staff for meeting with us and spending some
5 time with us. Actually going out to the site
6 and having a conversation with them and among
7 my colleagues on the Board convinced me that
8 the EF use in that location, given the
9 proximity of those ramps and so on, as well
10 as the 150-foot height limit is not that
11 unreasonable. I agree with Hugh, that we'll
12 be given a chance at some point in the future
13 to get into more specifics as to the actual
14 design of the building itself. That's not
15 what this is about. But I think giving you
16 the flexibility of what you need in the
17 Zoning that would allow 150-foot building and
18 the FAR that you're looking for and the
19 change of use is something that I would
20 support.

21 HUGH RUSSELL: Bill.

1 WILLIAM TIBBS: Di tto.

2 HUGH RUSSELL: I guess I want to
3 make one further comment, is that I received
4 a letter, I think we all did, from Renata von
5 Tscharner which I thought was a very
6 excellent sort of laying out of what the
7 issues were and what the choices were. And I
8 found myself persuaded by her understanding
9 of the project. I think she probably -- I
10 don't have the letter in front of me. I
11 don't think she wants us to allow 150-foot
12 building; is that correct? Or are you
13 satisfied with that now?

14 RENATA VON TSCHARNER: Well, I would
15 put it in -- I would like (inaudible) that
16 more. But I would be glad to speak about
17 that, yes.

18 HUGH RUSSELL: What does the Board
19 think?

20 THOMAS ANNINGER: I don't think it's
21 necessary.

1 HUGH RUSSELL: I guess we'll go with
2 your letter. Thanks.

3 RENATA VON TSCHARNER: Will I have a
4 chance to speak later in public comment?

5 HUGH RUSSELL: Ordinarily in
6 discussion we don't seek public comment. We
7 are anxious to complete our business this
8 evening.

9 So, other members of the Board want to
10 say anything?

11 STEVEN WINTER: I just want to
12 concur with my colleagues. And, you know,
13 the proponent has been very thoughtful in
14 their approach to changing the urban fabric,
15 and I think that's just the way to do it.
16 Urban fabric does change sometimes like the
17 -- to be a little corny, the floor of a
18 forest or, you know, sometimes you have
19 spruce and sometimes you have maples and
20 sometimes you have the grasses, but it's -- I
21 believe it's a succession. Urban fabric is a

1 succession. And I think we're being
2 thoughtful about how this change is going to
3 occur. So, I'm fine.

4 THOMAS ANNINGER: I'm fine with the
5 Zoning change both in terms of use and
6 height. I think it's a plus all around.

7 What I'd like to emphasize is just to
8 take it possibly a step further from what
9 Hugh said, I don't think there's any reason
10 for us to try to now get ahead of ourselves
11 in thinking about the design of the building.
12 What I do want to say, though, is I hope we
13 will focus hard on the quality of that
14 building. I think the idea that this is
15 going to be just a knock off of the existing
16 EF Building is a mistake.

17 RICHARD MCKINNON: I agree.

18 THOMAS ANNINGER: That original
19 building is not a bad building. We have to
20 put it in the context of the time it was
21 built. It was a pioneer, in a neighborhood

1 that had nothing to speak of except I don't
2 know whether the Museum Towers came first or
3 not, but there was nothing else. There was
4 nothing else. And it was at a time when
5 people were using green for glass. I think
6 we've moved on from that. I would not be
7 happy if that's what you did the next time
8 round with glass, but I don't think you're
9 going to do that I'm almost sure.

10 I think one anecdote to the unhappiness
11 that people on floor, what is it 17, 16, 18?
12 I haven't got quite the right numbers, but in
13 that neighborhood, is to have a terrific
14 building.

15 RICHARD MCKINNON: A beautiful
16 building.

17 THOMAS ANNINGER: A beautiful
18 building. That tries hard perhaps at the
19 roof to give them yet a glimpse of the Zakim.
20 If not, of something very elegant. And in a
21 way it's an interesting site, you have

1 nothing really -- there's no context around
2 which you're going to have to build. So you
3 have a free hand.

4 On the other hand, you have a
5 challenging site because you have those ramps
6 and you have -- it's both sides of the same
7 coin. You have freedom and you have to deal
8 with that freedom very effectively and very
9 tastefully. And I think that's where I think
10 we're going to hopefully spend some time, and
11 I look forward to being impressed and excited
12 about what you show us when you do come up
13 with a building, but I think that's going to
14 be terribly important.

15 RICHARD MCKINNON: Mr. Chairman, I'd
16 just like to respond to that. When we get to
17 stage, our discussions with the staff and
18 amongst ourselves are such that we hope to
19 move to much higher ground.

20 THOMAS ANNINGER: I guess there's
21 one other point I'd like to make. And I

1 think you're going to say of course of
2 course, but it's something that bothers me
3 more as time goes by. We live in a somewhat
4 fragile, vulnerable world. Yes, EF has been
5 around for a long time already, has shown its
6 substantial roots and wants to dig deeper
7 roots. But 20 years from now there's a very
8 good chance, perhaps with the passing of the
9 owner, that they'll move off somewhere else
10 and we'll have a building on our hands just
11 like we have the design and research building
12 to deal with. This building has to be on top
13 of it all, not only a very good building but
14 a building that can be used for another use
15 if some day it comes to that. I think that's
16 going to be very important. A good building
17 today really has to have the
18 interchangeability, if that's a word, to live
19 over time because it's going to outlive EF no
20 matter what. And so I think that's an issue
21 we should spend sometime on.

1 RICHARD MCKINNON: I couldn't agree
2 more.

3 HUGH RUSSELL: Bill.

4 WILLIAM TIBBS: I just wanted to
5 concur with you with regard to Renata's
6 letter. I did read it, and I think a lot of
7 the points you brought up, particularly the
8 relationship between the skate park and the
9 building are very valid. And I think they
10 are points that I think as they get into more
11 of the building design, that is something
12 that I would be looking at, too, to make sure
13 that the building can actually be an active
14 player in making that work, you know, so I
15 just wanted to let you know that.

16 HUGH RUSSELL: Any other comments?
17 Does anyone have a motion?

18 WILLIAM TIBBS: I move that we
19 forward to the City Council, recommendation
20 that we approve the Zoning as requested with
21 the exception that we limit it to this side

1 of the Zakim Bridge as we discussed earlier.

2 HUGH RUSSELL: Gilmore Bridge.

3 WILLIAM TIBBS: I'm sorry, the
4 Gilmore Bridge. That would really do it,
5 won't it?

6 RICHARD MCKINNON: What are you
7 doing to me, Mr. Tibbs?

8 WILLIAM TIBBS: Boston Harbor
9 somewhere.

10 HUGH RUSSELL: Okay. Is there a
11 second to that motion?

12 Charles.

13 CHARLES STUDEN: Second.

14 HUGH RUSSELL: All those in favor?

15 (Show of hands.)

16 HUGH RUSSELL: Unanimous.

17 (Russell, Anderson, Winter, Winters,
18 Tibbs, Studen, Nur.)

19 HUGH RUSSELL: That's the vote.

20 Anything more before us?

21 LIZA PADEN: Yes, I have one item

1 that I'd like the Board to look at this
2 evening. If you cast your mind back to 625
3 Putnam Avenue. Homeowners Rehab brought in a
4 development for multi-family housing at the
5 corner of Sydney Street and Putnam Avenue.
6 And in the course of their final design work
7 with the NStar people, it came to light that
8 the transformer box has to be relocated from
9 the original proposal. In the original
10 proposal the box was going to be located in
11 front of the building on Putnam Avenue and it
12 was going to be in the -- when you look at
13 the plans, the upper right-hand corner in the
14 landscaping bed. It has now been relocated
15 to the upper right-hand corner in front of
16 the Sydney Street facade. And so, what will
17 happen is the corner where it was will be
18 heavily landscaped and the transformer box
19 will be on Sydney Street. And the reason I'm
20 bringing this back to you is that the
21 landscaping had been a significant amount of

1 of the discussion in how the front yards were
2 treated. So I wanted to bring this to you.
3 I don't think there's anything we can do with
4 NStar. And the box is either going to be on
5 Putnam Avenue or Sydney Street, and we just
6 wanted to make sure that you were clear that
7 this is where it is.

8 CHARLES STUDEN: I do have one
9 question about that, Liza.

10 LIZA PADEN: Yes.

11 CHARLES STUDEN: And I remember that
12 the woman who lived in the house next-door --

13 LIZA PADEN: Yes.

14 CHARLES STUDEN: -- had expressed
15 some concern about the proximity of all this
16 noise, visual impacts. These transformers,
17 do they make noise?

18 LIZA PADEN: I don't know the answer
19 to that, but I can find that out.

20 CHARLES STUDEN: Not that there's
21 anything that we can do about it necessarily.

1 But I would be worried about the acoustic
2 impact that that might have --

3 LIZA PADEN: I'll find out.

4 CHARLES STUDEN: -- if there is any.

5 HUGH RUSSELL: Are they proposing to
6 close in the vents or just screen it with
7 landscaping?

8 LIZA PADEN: I think they're just
9 going to do landscaping around it.

10 HUGH RUSSELL: Good. I think that's
11 preferable?

12 WILLIAM TIBBS: I agree.

13 CHARLES STUDEN: So it doesn't look
14 like a building.

15 WILLIAM TIBBS: Or draw attention to
16 itself.

17 LIZA PADEN: Yes, I think it's sort
18 of a (indicating).

19 WILLIAM TIBBS: I would like to make
20 a comment before we adjourn.

21 HUGH RUSSELL: So we can on this,

1 you want --

2 PAMELA WINTERS: Do you need a vote?

3 LIZA PADEN: Do we need a vote on
4 this, Les, or just brought it to their
5 attention?

6 LES BARBER: No, I think if you're
7 fine with it.

8 HUGH RUSSELL: Okay, so the record
9 shows that this is not a significant change.
10 Yes, Bill.

11 WILLIAM TIBBS: I just want to say
12 with all due respect that -- and it's an
13 issue that we talked about a lot, but as a
14 Board member and as a past Chair, we have a
15 nine member board and we only have seven
16 chairs here and I don't have a place to sit.
17 And I think that we really got to figure this
18 out. As you can see, it's very respectfully
19 it's inconvenient, it's unacceptable, and
20 it's bordering on disrespectful for a board
21 not to have seats at the table particularly

1 there' s two of us absent and we still can' t
2 get the table right. And the City has the
3 resources to either buy the right tables,
4 build inserts into the existing tables if
5 they need to, but this is not -- I say that
6 respectfully, but I think we really need to
7 work this out.

8 HUGH RUSSELL: I certainly can agree
9 with that.

10 PAMELA WINTERS: I can relate. I
11 know. I was in that position for years.

12 HUGH RUSSELL: I' m wondering if --
13 I' m anticipating what you might be saying is
14 that if you might -- you want this on the
15 record or do you want to close the meeting
16 and have an informal discussion?

17 THOMAS ANNINGER: We can close.

18 HUGH RUSSELL: Okay. Then let' s
19 close the meeting and adjourn the meeting.

20 (Whereupon, at 10:00 p. m. , the
21 meeting adjourned.)

1 C E R T I F I C A T E

2 COMMONWEALTH OF MASSACHUSETTS
3 BRISTOL, SS.

4 I, Catherine Lawson Zelinski, a
5 Certified Shorthand Reporter, the undersigned
6 Notary Public, certify that:

7 I am not related to any of the parties
8 in this matter by blood or marriage and that
9 I am in no way interested in the outcome of
10 this matter.

11 I further certify that the testimony
12 hereinbefore set forth is a true and accurate
13 transcription of my stenographic notes to the
14 best of my knowledge, skill and ability.

15 IN WITNESS WHEREOF, I have hereunto set
16 my hand this 2nd day of November, 2010.

17
18 _____
19 Catherine L. Zelinski
20 Notary Public
21 Certified Shorthand Reporter
License No. 147703

My Commission Expires:
April 23, 2015

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