

## **Minutes of the Half Crown-Marsh Neighborhood Conservation District Commission**

Mon., August 12, 2013 at 6:00 PM, Friends Meeting House, 5 Longfellow Pk., Cambridge

Commission Members present: James Van Sickle, *Chair*; Judith Dortz, *member*; Michael Robertson, Charles Smith, *alternates*

Commission Members absent: Deborah Masterson, William King, *members*

Staff present: Eiliesh Tuffy

Members of the Public: See attached list

Chair Van Sickle called the meeting to order at 6:03 PM. Mr. Van Sickle introduced the Commissioners and staff present.

### Public Hearing: Alterations to Designated Properties

**HCM-204: 245 Mt. Auburn St., by Aaron Kemp.** Construct 2<sup>nd</sup> floor addition to rear roof.

The property under review is a ca. 1858 cottage which was extensively remodeled in the 1930s. In 2009, the current owner commenced an extensive rehabilitation of the property, at which time a 2<sup>nd</sup> floor rear addition had been contemplated but never executed. After living in the property for several years, space needs have prompted him to explore an addition to the second story of the house to accommodate a master bedroom with an en suite bath. The expansion would be accomplished through a combination gable- and shed-roof dormer off of the back slope of the existing roof.

The addition as proposed would require BZA relief for slightly exceeding the maximum allowable F.A.R. for the lot.

At the July Commission meeting, a direct abutter had expressed some displeasure over the prospect of having views restricted by both the proposed addition and a line of bamboo plantings that the owner had a desire to use as landscaping along a shared property line with that abutter. The Chair asked what, if any, progress had been made in mediating a solution with that objecting abutter. Mr. Kemp said that he had received a call on his way to the meeting from the aggrieved neighbor, who said he had looked at the 3-D renderings and determined the rear addition would not impact him as much as he initially thought it would and that he was retracting his opposition to the proposal.

Ms. Dortz commented that the applicant had done a very thorough job in his design and study of the impact of the proposed addition, which she felt was amazing.

Mr. Robertson, who lives at the end of Camden Place, recalled that the house had been looked at as a potential teardown prior to Mr. Kemp's purchase of the property.

There were no questions or comments from the public.

Staff made mention of the numerous letters of support that were received from abutting neighbors in response to the proposal.

The Commission felt the proposal met the criteria of the district order and appreciated the neighbors' input in support of the project.

Ms. Dortz made a motion to accept the application as submitted. Mr. Smith seconded the motion, which passed 3-0, with Mr. Robertson recusing himself from voting due to his proximity to the proposed project.

Mr. Robertson made a motion to adjourn the meeting, which was seconded by Mr. Smith. The motion to adjourn passed 4-0.

The meeting was adjourned at 6:35pm

Respectfully submitted,

Eiliesh Tuffy  
Preservation Administrator

**Members of the Public who signed the attendance sheet, August 12, 2013**

Ben Williams and Joe Muller

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