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PLANNING BOARD FOR THE CITY OF CAMBRIDGE

GENERAL HEARING

Tuesday, December 20, 2011

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
- H. Theodore Cohen, Member
- Charles Studen, Associate Member
- Ahmed Nur, Associate Member

Community Development Staff:
 Brian Murphy, Assistant City Manager for
 Community Development
 Susan Glazer
 Liza Paden
 Taha Jennings

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P R O C E E D I N G S

(Sitting Members: Hugh Russell, Thomas Anninger, Pamela Winters, H. Theodore Cohen, Steven Winter, Charles Studen, Ahmed Nur.

HUGH RUSSELL: For the record, this is the meeting of the Cambridge Planning Board. What kind of quorum is required to make the determination to do Research Park?

LIZA PADEN: Well, normally it would be -- excuse me.

HUGH RUSSELL: We have five.

LIZA PADEN: You have five, right.

Regarding the Cambridge Research Park application, this was originally a request for the Planning Board to make one of the determinations that this food establishment would be appropriate use for Cambridge Research Park, and in the course of the investigation, the attorney started reading over the findings again after I asked him to write up a letter, and he then went to

1 Inspectional Services, who made the
2 determination that actually it will be a
3 restaurant. And a restaurant is an allowed
4 use in the -- under the Special Permit
5 itself. That was originally granted back in
6 1999. So he withdrew his request for the
7 Planning Board to approve the fast order
8 food.

9 A lot of paperwork for that.

10 CHARLES STUDEN: Liza, I thought it
11 was interesting that it was -- that the bake
12 shop, the cookie shop, I guess, was being
13 proposed was considered to be a fast food
14 vendor as opposed to a -- is that what I was
15 reading?

16 LIZA PADEN: Right. Yes, originally
17 they applied for, there's a process in the
18 Special Permit for the 141, where the
19 Planning Board has to make a determination
20 that any use that's not specifically listed
21 in the permit comes to the Planning Board for

1 determi nati on.

2 CHARLES STUDEN: I see.

3 LIZA PADEN: And original ly the
4 attorney felt that the proposed use was a
5 fast order food. And then when he started
6 working -- and I put him on the agenda and we
7 started goi ng along the merry way. And then
8 as he started wri ti ng the letter submi tti ng
9 i t to the Pl anni ng Board, he deci ded he
10 actual ly might actual ly be a restaurant, and
11 a restaurant is an allowed use. That's why
12 they' re not here.

13 CHARLES STUDEN: Okay.

14 HUGH RUSSELL: Okay.

15 I i magi ne that si nce you' ve had no
16 vacati ons you haven' t read any transcri pts?

17 LIZA PADEN: I have not.

18 CHARLES STUDEN: In the new year.

19 LIZA PADEN: Next week.

20 HUGH RUSSELL: Okay. So, i t' s not
21 yet 7:20 by the stretch of the hands on the

1 clock so we probably need to wait at least
2 eight or nine minutes longer so that it's at
3 least close to 7:20 to get started.

4 (A short recess was taken.)

5 THOMAS ANNINGER: Is it necessary to
6 have Liza read the transcripts and say
7 something to us. I wonder if it might be not
8 enough if we ask Cathy is this a true
9 transcript? You know, we're not going to get
10 anything of substance -- Liza's not going to
11 say this isn't a true transcript. We know in
12 advance what Liza is going to say. I think
13 we're putting --

14 CHARLES STUDEN: It's a requirement,
15 though, isn't it?

16 PAMELA WINTERS: Is it a
17 requirement?

18 THOMAS ANNINGER: This is very wrote
19 unnecessary work and pressure that I think we
20 put Liza under and I'm not convinced that
21 it's necessary. I wonder if there's an

1 easier approach. Unless you -- I mean, are
2 you going to argue with me and tell me that
3 you're dying to do this?

4 LIZA PADEN: No. But what I am
5 going to tell you is that Cathy does attach a
6 testament to the transcript.

7 THOMAS ANNINGER: That's right.

8 LIZA PADEN: So each transcript that
9 is submitted she has attested that this is a
10 true copy of the recording.

11 THOMAS ANNINGER: Why isn't that
12 good enough? I'm not sure --

13 LIZA PADEN: It's not clear to me
14 that it's not good enough.

15 THOMAS ANNINGER: Who says that?

16 LIZA PADEN: It's not clear to me
17 that it is not good enough. It's part of the
18 requirement that the Planning Board accept
19 the record. And so, I think what we were
20 doing was having me read them and telling you
21 as opposed to just having you accept the

1 statement from Cathy.

2 THOMAS ANNINGER: Well --

3 AHMED NUR: Accepted on the record?

4 LIZA PADEN: Yes.

5 THOMAS ANNINGER: Maybe it's
6 necessary to ask our people in the Legal
7 Department whether that's good enough, but I
8 think we're going through an unnecessary step
9 that puts you under pressure, and all this
10 business about ruining your vacation. So I
11 think that's nonsense. It doesn't add
12 anything to the process.

13 LIZA PADEN: No, I don't think so.

14 THOMAS ANNINGER: And that doesn't
15 have anything to do with what you're doing.
16 It just means that you're doing this a rogue
17 thing that adds nothing to it.

18 LIZA PADEN: Right. I think that
19 the Planning Board could just accept the
20 transcripts as they come in. And I can tell
21 you which ones have come in and you can

1 accept them as the record.

2 THOMAS ANNINGER: Acknowledging the
3 certificate that Cathy adds to it. I don't
4 see why that's not good enough.

5 LIZA PADEN: Okay.

6 CHARLES STUDEN: I think so, too.

7 HUGH RUSSELL: I think you're right.

8 LIZA PADEN: Okay.

9 CHARLES STUDEN: Good point.

10 H. THEODORE COHEN: I mean in court
11 court stenographer's attestation that it's a
12 true and accurate representation.

13 HUGH RUSSELL: They're professional
14 people, they have standards to meet, and this
15 is one of the standards.

16 THOMAS ANNINGER: And Lord knows we
17 have confidence in Cathy.

18 HUGH RUSSELL: But even if it isn't
19 Cathy.

20 THOMAS ANNINGER: Even if it isn't
21 Cathy, but I'm glad it is.

1 CHARLES STUDEN: I'm glad you
2 brought that up, Tom. I thought about it as
3 well in the past.

4 PAMELA WINTERS: That's a good idea.

5 THOMAS ANNINGER: Well, I almost
6 like to say let's catch up if we're willing
7 to go with that subject to any later --
8 unification by what we learn from the Legal
9 Department, but why don't we have Liza say
10 I've received the transcripts and they are --
11 and they have attached to them what Cathy
12 certifies to and we accept that. Isn't that
13 good enough, so that we're up to date?

14 CHARLES STUDEN: Yes.

15 THOMAS ANNINGER: So moved.

16 HUGH RUSSELL: I think we need Liza
17 to say something.

18 (William Tibbs seated.)

19 HUGH RUSSELL: So, Liza, while you
20 were out of the room --

21 LIZA PADEN: No, I heard you.

1 HUGH RUSSELL: Okay.

2 LIZA PADEN: I heard you.

3 HUGH RUSSELL: Are you willing to
4 tell us that for all these meetings you
5 received for the record and noticed that they
6 were attested?

7 LIZA PADEN: I've received the
8 transcripts up through but not including
9 November 1st, so that's the October and the
10 September meetings.

11 HUGH RUSSELL: Okay. All right. So
12 are you making a motion?

13 THOMAS ANNINGER: Yes. What are the
14 words that the Ordinance seems to require;
15 that we accept them, acknowledge them?

16 LIZA PADEN: That you accept them.

17 THOMAS ANNINGER: That we accept
18 them as --

19 LIZA PADEN: Right. As your record
20 of the meeting.

21 THOMAS ANNINGER: As our record. I

1 move that we accept the meetings that Liza
2 just described in terms of dates up through
3 the end of October I guess it is, as a true
4 record, testament, acknowledged and attested
5 to by our stenographer and reporter.

6 CHARLES STUDEN: Second.

7 HUGH RUSSELL: Discussion?

8 On the motion, all those in favor?

9 (Show of hands).

10 HUGH RUSSELL: All members voting in
11 favor.

12 (Russell, Anninger, Winters, Winter,
13 Cohen, Studen, Nur.)

14 HUGH RUSSELL: It's still not 7:20.

15 (A short recess was taken.)

16 * * * * *

17 HUGH RUSSELL: Brian has updates.

18 BRIAN MURPHY: January 3rd there's a
19 public hearing for 22 Cottage Park Avenue.
20 Under General Business election of Planning
21 Board Chair, Central Square entrances

1 peti ti on, and Pl anni ng Board No. 175 Mapl e
2 Leaf si gnage BZA vari ance.

3 January 17th publ ic hearings for the
4 Bi shop and Teague peti ti ons that have been
5 re-fi led. And under General Busi ness
6 Hampshi re Street and Pl anni ng Board 156, 210
7 Broadway desi gn revi ew.

8 February 7th is Town Gown and that
9 one's at the Central Square Seni or Center.

10 And then somewhere in March we wi ll
11 have 160/180 Cambri dge Park Dri ve.

12 HUGH RUSSELL: Whi ch is a housi ng
13 scheme?

14 BRI AN MURPHY: Yes.

15 THOMAS ANNI NGER: What is it?

16 BRI AN MURPHY: 160/180 Cambri dge
17 Park Dri ve.

18 Li za, do you remember how many uni ts
19 that one is, 160/180 Cambri dge Park?

20 LI ZA PADEN: 200 to 230 in that
21 vi ci ni ty.

1 H. THEODORE COHEN: I have a
2 questi on. Does anybody know what' s happeni ng
3 at the project at Fresh Pond Circle?

4 LIZA PADEN: At the --

5 H. THEODORE COHEN: Where the fish
6 market used to be. Fresh Pond.

7 LIZA PADEN: In regards to what?

8 H. THEODORE COHEN: Well, I just
9 drove by today and there' s fenci ng up there
10 and a lot of trucks and trailers on it. I
11 mean, are people just parki ng there and they
12 actual ly have to start constructi on?

13 LIZA PADEN: I don' t think that
14 they' re about to start constructi on. They
15 haven' t come in for their certi ficati on for
16 the bui ldi ng permi t condi ti ons. I thi nk what
17 they' re tryi ng to do is secure the si te, and
18 they' re usi ng it for an overflow parki ng lot
19 in the next-door Fresh Pond gas stati on, the
20 auto repai r. I know, well, if you want I' ll
21 fi le a compl ai nt.

1 H. THEODORE COHEN: Well, presumably
2 that's not an allowed use.

3 LIZA PADEN: No.

4 H. THEODORE COHEN: I think maybe we
5 could suggest to the building inspector that
6 they take a look at it.

7 LIZA PADEN: I'll file a complaint.

8 AHMED NUR: May I add to that.

9 Thank you for bringing that up.

10 When we did the Fogg Art Museum for
11 Harvard, I don't recall the plans including
12 Broadway and Prospect Streets closed. I
13 mean, it's hard for us to get around.

14 PAMELA WINTERS: It's a mess. It
15 is, yeah.

16 AHMED NUR: I wonder if they could
17 look at that. Sometimes overnight, that part
18 is closed completely it's closed for three
19 days.

20 HUGH RUSSELL: I think that was to
21 put in the tower crane.

1 AHMED NUR: So they have a jersey
2 barrier and it's a wide road. They're
3 supposed to leave a little area, if I recall,
4 the plans, they were supposed to be leaving
5 access for that road for people to get by. I
6 can understand cops standing by for a few
7 hours here and there, but overnight and all
8 day and weeks at a time. And Broadway closed
9 at some point. It was just --

10 HUGH RUSSELL: Right. I was going
11 to say I think there was like a four day
12 closure while they were putting up a tower
13 crane. And they were like three cranes
14 assisting including the largest hydraulic
15 crane I've ever seen in my life.

16 AHMED NUR: Right.

17 HUGH RUSSELL: They're all like
18 that.

19 AHMED NUR: Right, they brought it
20 in pieces.

21 HUGH RUSSELL: Right, they brought

1 it in pieces and put it together. But that's
2 the only time that -- I mean, I get the
3 weekly notifications because you can sign up
4 for that.

5 AHMED NUR: I'll probably have to
6 sign up for that because I don't know what's
7 going on.

8 HUGH RUSSELL: Yes.

9 AHMED NUR: We come up Harvard and
10 we try to take a right into Prospect, and it
11 says abutters only. And then we go around
12 back the other way and go down to Trowbridge
13 and come back down Broadway, it's closed
14 again.

15 HUGH RUSSELL: Yes.

16 AHMED NUR: And didn't get home.
17 But, okay. Thank you.

18 HUGH RUSSELL: I don't think we
19 reviewed the construction, that kind of
20 plans, we didn't review that as part of the
21 Special Permit. We normally do not look at

1 the street closings. As you can understand,
2 they're using the entire site which is what
3 they're doing. You know, I don't think, you
4 know, in order to build the building, they've
5 got to do what they're doing. And we just
6 have to go rely on the Traffic Department to
7 be as vigilant as possible to keep the
8 streets open.

9 AHMED NUR: Signage or warning or
10 something.

11 PAMELA WINTERS: Does anybody know
12 how long -- how much longer the Fogg is going
13 to take before it's completed?

14 HUGH RUSSELL: My guess, a couple of
15 years.

16 PAMELA WINTERS: A couple more
17 years?

18 HUGH RUSSELL: Right. They've
19 finally gotten down to the bottom. I think I
20 saw some -- they were pouring concrete at six
21 o'clock tonight when I drove down Prescott

1 Street. And I think it's taken them over a
2 year to get, to do the demolition to get down
3 there.

4 PAMELA WINTERS: Oh.

5 HUGH RUSSELL: So probably the steel
6 is going to come pretty quickly. Because
7 pretty quickly you're going to see a
8 building, but then it takes a long time to
9 build that to get it open.

10 H. THEODORE COHEN: If you walk to
11 the top of the Carpenter Center, you get a
12 fabulous view of the excavation and the work
13 going on there.

14 HUGH RUSSELL: All right.

15 Now, it is 7:20. So let us begin the
16 hearing Planning Board case No. 266, 11
17 Brookford Street.

18 So, who is going to present the case?

19 KEVIN EMERY: Good evening, members
20 of the Board and Mr. Chairman. For the
21 record, my name is Kevin Emery. I own 11

1 Brookford Street property with my business
2 partner Eamon Fee over here.

3 We purchased the property on August 2,
4 2011, with the sole purpose of developing it.
5 Since then we went in front of four other
6 commissions to get permission to demo the
7 house, and right now we're in currently in
8 six-month demo delay. But since then we've
9 been working very closely with the Historical
10 Department and Commission on this project.
11 And we came up with a design together with
12 them that works well for both parties and
13 also fits into the neighborhood.

14 The first process we met with the
15 neighbors, also. We met with North Cambridge
16 Stabilization. And we also sat down with the
17 direct abutter Mr. And Mrs. Clarey prior to
18 the historical meeting.

19 All parties expressed displeasure with
20 our proposal that was in front of the
21 Historic Commission because it was a long,

1 continuous building. It was set back 15 feet
2 from the sidewalk. So we took the feedback
3 from the meetings, met with Charlie Sullivan
4 of the Historical Commission, and came up
5 with a plan and proposal that's in front of
6 you tonight.

7 I would like to introduce to you Danny
8 Cameron our engineer who will discuss the
9 project a little further.

10 Danny.

11 DAN CAMERON: Members of the Board,
12 my name is Dan Cameron. I'm with DNA Survey
13 Associates out of the Medford. And I just
14 wanted to discuss in more detail the project
15 in front of you. As Mr. Emery said, the
16 original proposal was to remove the structure
17 and the construct one long structure with
18 covered parking in between.

19 HUGH RUSSELL: Is your microphone
20 on?

21 DAN CAMERON: The green light is on.

1 HUGH RUSSELL: Okay. So if you
2 could get a little closer to that when you
3 speak. That's better. Thank you.

4 DAN CAMERON: So as Mr. Emery said,
5 the original proposal was for one long
6 structure with covered parking in between,
7 and we understand the meeting with the
8 Historical Commission, that the Historical
9 Commission did have some issues with that.

10 So the proposal in front of you is to
11 actually remove a portion of the structure in
12 the back of the lot and keep the front
13 portion of the structure and then construct a
14 second structure, individual structure,
15 single-family structure on the lot. And this
16 is consistent with Zoning Section 5.53
17 paragraph 2 where this is allowed with a
18 provision that it can extend beyond -- the
19 rear structure can be extended on 75 feet
20 from the street line as long as a Special
21 Permit is granted by the Planning Board. So

1 we're here before you to discuss that.

2 And my office was also involved in a
3 similar project over on 49 Cedar Street which
4 was approved by this Board I think almost two
5 years ago, constructed and folks are living
6 there now with similar design. In that case
7 it was three units. A long structure was
8 proposed, and then an alternative plan was
9 broken up into three individual units. I
10 don't know if you've had a chance to go over
11 there, but it's quite a nice project the way
12 it came out.

13 This is a similar design where we have
14 two structures with the parking, one space in
15 between the two structures, and one parking
16 space to the left of the rear structure.

17 When you run through the Zoning Table,
18 which I believe you have it in front of you,
19 we probably don't need to go over each
20 individual line, but we do meet all the
21 Zoning requirements there, you know, for the

1 new structure in terms of lot size and open
2 space and floor area ratio and all that
3 stuff.

4 Some of the provisions in Section 5.53
5 I'd just like to take a minute to discuss.
6 We feel as though breaking this up into two
7 structures is better for, you know, for the
8 neighborhood. And like I said, a great
9 example is the project that I was involved in
10 over on 49 Cedar Street. It does provide
11 some ample green space and some private yards
12 because it does get the feel it's two
13 individual single-family homes. It would be
14 a large open space in the rear because right
15 now there is a two car garage on the property
16 that would be removed. So that entire
17 35-foot area in the back would remain as open
18 space.

19 It is consistent with what the
20 Historical Commission wants. We do have a
21 letter here saying that if the -- I believe

1 there was -- I'm not sure if it was -- yes, I
2 believe it was sent to you folks as well.
3 But if the front portion of the lot remains,
4 then we will -- you know, they will
5 support -- the front portion of the house
6 remains and they take down the rear of the
7 lot, there would be no more further
8 Historical Commission review, basically is
9 what the letter says.

10 And also by placing the parking one
11 space in between the two structures and one
12 space to the left of the rear structure, it
13 does get it away from the street. It's less
14 of a visual impact by looking at parking
15 from, you know, the street.

16 And also I do want to take a minute to
17 speak about what else is required as we know
18 on a project like this. We do know that
19 hopefully this is granted, but there will be
20 a full, what we call, land disturbance permit
21 that would be required and a full engineer

1 storm water management system that would also
2 be required. We do have a firm lined up to
3 do that work. Obviously we don't see the
4 need to go through that for what's before you
5 tonight to just discuss the 75-foot rule.
6 But upon granting this, we would move forward
7 and do a complete engineered, you know,
8 consistent with all of the requirements from
9 the Engineering Department here in the City
10 of Cambridge and also with the Building
11 Department.

12 So, I assume you have all the plans in
13 front of you showing what I just discussed?
14 And we'll certainly be open to any questions.

15 Thank you.

16 HUGH RUSSELL: Well, what I don't
17 see before me is a drawing that shows the
18 relationship of the proposed dwellings to the
19 other structures on adjacent lots. So I have
20 to kind of, kind of put together these two
21 plans in my own mind. So it looks like

1 you're cutting about that much off the front
2 one and then a back one follows and comes up
3 here and sort of steps like that. Do you
4 have any photographs of the rear yard and
5 adjacent yards?

6 AHMED NUR: They have existing. Did
7 you see this one? No. 11?

8 HUGH RUSSELL: Yes. That's sort of
9 sketched on the existing plan and the
10 structure sort of a blob.

11 DAN CAMERON: That's looking at the
12 garage. This one here is -- this would be
13 the left side of the rear yard. This would
14 be the right side.

15 CHARLES STUDEN: I wonder if you
16 could speak specifically to the issue of
17 flooding. I know a number of neighbors in
18 correspondence that we received relative to
19 this proposal describe a situation where the
20 rear of that yard floods during heavy rains,
21 and that the elevation that's in a low area.

1 I don't know, there was some reference made
2 to a flood plane which I find a little hard
3 to believe. I don't understand it totally.
4 Could you talk about that? Is this an issue
5 and how will you address it?

6 DAN CAMERON: Okay. When Mr. Emery
7 and Mr. Fee purchased the property, they
8 received a certificate which is required from
9 all secondary lenders stating that this
10 property was not in a 100 year flood plane.
11 There is evidence from the City of Cambridge
12 that this property could be in the 100 year
13 flood plane. We will not know that for sure
14 until full topographic survey is performed on
15 the property which we felt wasn't necessary
16 to put before you tonight. The elevation,
17 the flood elevation in that area has been
18 determined. It's Elevation 7 based on the
19 1998 data. And I do know that a number of
20 people or a couple people on Brookford and a
21 number of people on Magoun which is the next

1 street over, have already filed for an
2 amendment to the map. Because as we know,
3 when these flood maps are done, they're done
4 through aerial photogrammetry and it's not as
5 accurate as an actual underground field
6 survey. So part of a land disturbance permit
7 that I mentioned earlier would certainly
8 determine whether this is in fact in the
9 flood plane. If it is in the flood plane, we
10 will deal with those issues through the
11 Conservation Commission.

12 HUGH RUSSELL: Pam.

13 PAMELA WINTERS: So, I notice that
14 there was a letter here from Charlie Sullivan
15 saying that there was a possibility that the
16 Commission may consider whether to initiate a
17 landmark designation study before the
18 conclusion of the demolition delay period
19 which would have the effect of further
20 delaying of further demolition. Has that
21 been -- but it was from October. So has that

1 been -- have you --

2 KEVIN EMERY: Again, Kevin Emery.

3 That will be determined in March 8th, it runs
4 our six-month delay. So on March 8th -- they
5 usually meet a month before that, and they
6 decide that. But because we're working
7 directly with them, and trying to come up
8 with a proposal that works for them and works
9 for us, which we've discussed tonight, is if
10 that's the case, and this gets approved
11 tonight, then we would withdraw the petition
12 and it would be no longer in front of the
13 Board because they'll sign off on it
14 according to the letter.

15 PAMELA WINTERS: Thank you.

16 HUGH RUSSELL: Bill. At some point
17 we want to hold the public hearing.

18 WILLIAM TIBBS: Yes. I tend to ask
19 questions before the public hearing if I feel
20 it pertinent to help the public's
21 understanding.

1 HUGH RUSSELL: Yes.

2 WILLIAM TIBBS: How do you get to
3 the back unit? Do you have to walk on the
4 driveway parking lot? As I look at the plan,
5 I just don't get a sense from looking at the
6 site plan.

7 KEVIN EMERY: The existing driveway
8 that goes from the front of the lot, to the
9 back of the lot.

10 WILLIAM TIBBS: On what side?

11 KEVIN EMERY: On the left side.

12 WILLIAM TIBBS: Okay.

13 KEVIN EMERY: And there's also two
14 car garage that currently exists there and
15 that's how we --

16 WILLIAM TIBBS: Which you're
17 removing.

18 KEVIN EMERY: Which we would be
19 removing, correct.

20 WILLIAM TIBBS: And so how are you
21 redesigning it to make that a more

1 pleasurable entrance to the people in the
2 back?

3 KEVIN EMERY: Dan, do you want to
4 comment on that?

5 DAN CAMERON: I'm not sure of the
6 question.

7 WILLIAM TIBBS: How are you
8 redesigning your landscape or whatever to
9 make it so that -- I see a house in the back
10 of a house, but I don't see a real path how
11 to get there. If it's going to be
12 pleasurable as you walk by. And could you
13 just describe -- you don't have a site plan
14 which shows any of that stuff, where the
15 parking and stuff is. Can you describe --

16 DAN CAMERON: Well, yeah, there is
17 -- on the plot plan there is a parking space
18 between the two houses, and there's one on
19 the left of the proposed dwelling.

20 WILLIAM TIBBS: And, again, the main
21 entrance to the rear house, how will that

1 feel? How will that look? Is it just an
2 entrance on the parking lot, a paved asphalt
3 area?

4 DAN CAMERON: Yeah.

5 WILLIAM TIBBS: Yes. Ours are not
6 colored so we can't --

7 DAN CAMERON: Okay, sorry.

8 HUGH RUSSELL: And is the driveway
9 shared with the abutter?

10 DAN CAMERON: No, it is not.

11 WILLIAM TIBBS: So the area that is
12 green and light green on this is like grass
13 or landscaping?

14 DAN CAMERON: That's correct.

15 WILLIAM TIBBS: Okay. Ours can't --
16 we can't distinguish.

17 DAN CAMERON: Yeah, anything that's
18 not paved or not a walkway, there's a couple
19 in the front, front access, would be green
20 space.

21 WILLIAM TIBBS: Okay, thank you.

1 HUGH RUSSELL: So this driveway is
2 less than six feet wide?

3 DAN CAMERON: I'm sorry?

4 HUGH RUSSELL: I'm looking at the
5 width of the driveway shown on the plan.

6 DAN CAMERON: Yes, the driveway is
7 existing. It's about seven to seven and a
8 half feet wide. It's pretty narrow.

9 HUGH RUSSELL: Well, the width of
10 the driveway is shown as being five-sixteenth
11 of an inch on my scale here. And there is a
12 dimension that says six feet, that is a
13 little more than five-sixteenth of an inch.

14 AHMED NUR: It gets narrower as you
15 go further to the back house.

16 HUGH RUSSELL: Right.

17 AHMED NUR: It starts at seven foot,
18 seven, eight inches and it goes down to six
19 foot. That's what he's asking you, right
20 over here. Why don't you take a look at what
21 we're looking at. You see this. And it

1 starts here and it narrows as you go further
2 down?

3 DAN CAMERON: Right, I thought you
4 were talking on the left side. This is the
5 driveway over here.

6 HUGH RUSSELL: Yes.

7 AHMED NUR: Oh, okay.

8 DAN CAMERON: This is the driveway.
9 That's existing. That's how you get access
10 to the rear. It's on this side not on this
11 side.

12 AHMED NUR: Show that to him.

13 DAN CAMERON: The driveway's over
14 here.

15 HUGH RUSSELL: Yes, I understand.

16 DAN CAMERON: Okay.

17 AHMED NUR: And I see this six foot
18 dimension.

19 DAN CAMERON: Right.

20 HUGH RUSSELL: I measure it. It's
21 about three-eighths of an inch. Come over

1 here, I measure the width and it's
2 five-sixteenths. So that means it's less
3 than a sixteenth, not seven or eight feet
4 unless the survey is inaccurate. Which you
5 did the survey.

6 DAN CAMERON: Right, well the stairs
7 actually probably kick over a little bit.
8 But it is -- you do have seven feet right at
9 the street. I can guarantee you that.

10 AHMED NUR: Hugh, they made a
11 photocopy of this. Sometimes if they make a
12 photocopy of this.

13 HUGH RUSSELL: I'm looking at the
14 survey. So I'm just --

15 DAN CAMERON: Yeah, I mean, you
16 know, I mean, obviously once you get into it,
17 it's a ten scale, it's been reduced.

18 HUGH RUSSELL: Yes, right.

19 DAN CAMERON: I mean this dimension
20 here is just about the same as this dimension
21 here which is slightly over seven feet. But

1 that's existing. That's the way it's been --

2 HUGH RUSSELL: Okay.

3 DAN CAMERON: -- for, you know,
4 forever. A long time. There's nothing we
5 can do about that. We could, you know, this
6 entranceway to these stairs and above are
7 gonna be reconstructed. These could be
8 kicked over slightly. All right?

9 MICHAEL BRANDON: Can he use the
10 mic, please?

11 HUGH RUSSELL: Okay, thank you.
12 Thank you. I think if you can -- I
13 understand what you're saying.

14 DAN CAMERON: Okay.

15 HUGH RUSSELL: So I think, Bill, the
16 answer is you walk down the driveway that's
17 said to be seven feet wide although that's
18 not supported by the actual survey plan that
19 we have, in my opinion. So that's how you
20 get back there.

21 WILLIAM TIBBS: Yes, right. I

1 gathered that.

2 H. THEODORE COHEN: I just have a
3 quick question. Where would the 75-foot line
4 be from the street?

5 DAN CAMERON: I thought I had that
6 on there, sorry.

7 HUGH RUSSELL: It's about the middle
8 of the back structure maybe. Maybe a
9 slightly a little before the middle. It's
10 six inches. Well, it's four and a half
11 inches back which is sort of -- see the word
12 proposed dwelling?

13 H. THEODORE COHEN: Right.

14 HUGH RUSSELL: Those words using the
15 information on here is about 75 feet back.

16 DAN CAMERON: Yeah, right. That's a
17 good estimate.

18 HUGH RUSSELL: Should we go on to
19 the public hearing?

20 CHARLES STUDEN: Yes.

21 HUGH RUSSELL: First name is Richard

1 Clarey.

2 RICHARD CLAREY: Thank you,
3 Mr. Chairman. My name is Richard Clarey, 15
4 Brookford Street, a direct abutter to the
5 petitioner. This neighborhood has been under
6 siege from this developer for more than a
7 decade. Much more than a decade. The
8 developer's MO is to look for little houses,
9 little old houses on big lots and attempt to
10 demolish the little old house and fill the
11 lot with expensive schlocky housing. One of
12 the deleterious effects of doing that, is
13 that inexpensive housing is lost and
14 over-expensive housing replaces it. For
15 example, the tenant at 11 Brookford who lived
16 on the first floor paid a rent of \$900 for
17 her apartment, and the last I heard he was
18 seeking help at the senior admission to the
19 Burns Apartments. The second floor had been
20 occupied for 90 years by Mrs. Reynolds.
21 If you looked at their development at

1 68-70 Harvey Street this morning, you'd see a
2 car parked in a swail between the two
3 driveways that are there because typically
4 there is so little space for cars to maneuver
5 that you have to resort to things like that
6 at 106 Harvey where they squeezed a house on
7 to --

8 HUGH RUSSELL: I think we're more
9 interested in your comments on this proposal
10 and not on other proposals.

11 CHARLES STUDEN: Right.

12 RICHARD CLAREY: Okay. I just like
13 -- could I just conclude that thought by
14 saying that there was a victory on December
15 1st of the Historical Commission. They
16 finally stopped. Historical Commission
17 stopped them from demolishing 60 Clifton. So
18 it's a first for us.

19 I have several copies of color
20 photographs of the back lot that you've been
21 asking about --

1 HUGH RUSSELL: Thank you.

2 RICHARD CLAREY: -- as it looked on
3 the 8th of the September last year. And it
4 looked like the okey-fanokey. If you look at
5 the north photograph there, the adjacent lot
6 is entirely paved. And there have been times
7 when the water has flowed over that lot to
8 the north onto the subject property, and
9 there have been a couple of times, and not
10 seen by me, that there's been a flow on to,
11 on to my lot, I have personally seen that
12 though.

13 This section requires compliance with
14 Section 5.53 of the Ordinance. And as I read
15 that section, it says that Residence B
16 presumes a single structure. It says in
17 resident districts only one structure shall
18 be allowed except -- and then there are a
19 series -- there's a subordinate paragraphs
20 there that requires this Board to make eight
21 findings if you allow a structure to be

1 built, a second structure to be built more
2 than 75 feet. So I think the burden is on
3 the applicant to demonstrate that the basic
4 rule that one structure a lot should be
5 overcome. And I don't think that any of the
6 eight criteria that you have to find are
7 satisfied in this application. For
8 example --

9 HUGH RUSSELL: Could you move the
10 microphone a little bit away from your mouth.

11 RICHARD CLAREY: Oh, am I too close
12 to it?

13 HUGH RUSSELL: Yes. Move one or the
14 other, that would be good.

15 RICHARD CLAREY: Okay.

16 HUGH RUSSELL: Thank you.

17 RICHARD CLAREY: For example, the
18 first finding is that -- talks about
19 preservation of a long contiguous open space
20 in the rear of the lot is achieved. Well,
21 that's exactly what is destroyed in this

1 appl i cati on because as you -- I di d submi t
2 the Hi stori cal Commi ssi on report on thi s
3 property whi ch sai d that these were bui lt 120
4 years ago. Al l these houses were bui lt on
5 the front of the lot wi th long back lots
6 whi ch have been i n the mai n preserve, and you
7 can see somethi ng of them i n one of those
8 pi ctures. The fact that al l of these places
9 have, have long back yards whi ch i n the ol d
10 days, I' m tol d, were mostly fi lled wi th
11 vegetabl e gardens. But they -- the houses
12 were bui lt as the Hi stori cal Commi ssi on
13 report sai s for peopl e of very moderat e
14 means. What these appl i cati on -- what these
15 types of proposa l s do i s just destroy that
16 hi stori cal setti ng and fi ll a lot and, you
17 know -- i f you, fi ll a lot wi th structures.
18 I f you stood at the -- i f you stood i n that
19 yard at 11 Brookford, at certai n times of
20 year, dependi ng on the fol i age, you can see
21 al l the way to Li near Park from north to

1 south through all those open lots. So this
2 closes off all that open space. And that --
3 and so it simply does not comply with that
4 open space condition of Section 5.53.

5 It certainly -- the third one talks
6 about the two structures providing an
7 enhanced living environment. Well, I think
8 it detracts from the living environment.

9 The sixth condition talks about
10 increased opportunities to reduce the height
11 and bulk as new construction is deeper in the
12 lot. Well, that doesn't apply in this case
13 because it won't be -- there won't be any
14 reduction in any height or bulk with this
15 application. So it doesn't seem to me that
16 any of the criteria of Section 5.53 are
17 satisfied. With regard to the general
18 criteria, the Section 10.43, it violates that
19 -- those criteria because it's, it makes a
20 substantial change in the neighborhood
21 character which shouldn't have happened under

1 Section 10.43.

2 The adjacent uses will be adversely
3 affected, not positively affected. And the
4 integrity of the district will be impaired.

5 With regard to the urban design
6 objectives of Section 19.30, 19.33, it will
7 exacerbate the environmental impacts on the
8 neighbors. It does not reinforce the urban
9 aspects of this particular district. It, as
10 I said, it lessens affordable housing rather
11 than promotes it as Section 19.36 seeks, and
12 Section 19.37 -- 19.37 talks about enhancing
13 open space. And as I said before, open space
14 is lost.

15 There's also a section of the code that
16 says that parking in a flood plane requires a
17 Special Permit, a different Special Permit
18 from the Planning Board. That's Section
19 5.25.42. That doesn't seem to be considered
20 by the applicant in this application.

21 With regard to the flood plane I did

1 submit a map of the flood plane which may not
2 be self-explanatory, but the pink, if it is
3 pink, I hope that everybody got a colored
4 copy of it, but the pink is the 100 yard
5 (sic) flood plane and it is a tongue of pink
6 that extends through the entire rear areas of
7 all these properties. All the way up to
8 Mass. Ave. as a matter of fact. And it's
9 basically contiguous with the open lots. The
10 open back yards are all in the 100 yard flood
11 plane.

12 HUGH RUSSELL: Does anybody on the
13 Board have that map?

14 RICHARD CLAREY: I thought I
15 submitted, I thought I submitted it.

16 AHMED NUR: We can just circulate it
17 around if you don't mind.

18 RICHARD CLAREY: Oh.

19 H. THEODORE COHEN: We have a map
20 that's not in color.

21 RICHARD CLAREY: I got a quick look

1 at the FEMA certificate that the engineer
2 displayed here, and I believe that applies to
3 the house. Because for most people who live
4 on Brookford Street, the houses which were
5 built on the fronts of the lots are, for the
6 most part, above the 100 yard flood plane.
7 It's the rear lots. It's the very portion of
8 the lot we're talking about that is in the
9 100 year flood plane. And, of course, I
10 agree with the gentleman -- with the engineer
11 that this is subject to further investigation
12 as to exactly where the line is, but that's I
13 guess for another agency.

14 I have an easier one to read if I
15 didn't give enough.

16 THOMAS ANNINGER: We get the point.

17 WILLIAM TIBBS: We get the point.

18 HUGH RUSSELL: Yes, we got it.

19 RICHARD CLAREY: I think that's all
20 I have to say.

21 HUGH RUSSELL: Okay, thank you.

1 THOMAS ANNINGER: Mr. Chair, may I
2 out of order ask Mr. Clarey as counsel or a
3 questi on?

4 Something intrigues me about the way
5 you're reading 5.53. When you get to Section
6 2, the way it seems to read to me, it's a or
7 b. In other words, as I look at it, if we
8 decide that it satisfies 2a, you don't get to
9 that list of six requirements in b because of
10 the disjunctive word "or" at the end of a.

11 Do you read it that way?

12 WILLIAM TIBBS: Yes.

13 RICHARD CLAREY: Oh, I read it the
14 way you do. I skipped over that because I
15 thought that was an easy one for me. I
16 thought that it was obvious that two
17 buildings will impact, create a greater
18 impact than one. So I didn't think that, I
19 thought b was what we had to be talking
20 about.

21 THOMAS ANNINGER: I see. It doesn't

1 seem obvious to me, but now I understand what
2 you -- you were going straight to b because
3 you dismissed a as --

4 RICHARD CLAREY: I find this very
5 hard to construe.

6 THOMAS ANNINGER: It is. It is.
7 But I wanted to check with you. All right, I
8 see where you're going. Okay, thank you.

9 HUGH RUSSELL: We have two more
10 speakers.

11 The next speaker is Charles Teague.

12 CHARLES TEAGUE: Thank you. I'm
13 Charles Teague, 23 Edmunds Street. That's
14 just two streets over. I just wanted to talk
15 about the 100 year flood plane for a second.

16 There's two forms of certificates. One
17 gets your house out of the flood plane so you
18 don't have to buy insurance, and there's
19 another for the lot and the land. And the
20 typical one is for the house.

21 Now I'm sure that's what they have as

1 this -- the map showed this is clearly in the
2 flood plane. And if you go and actually
3 look, you can go and see that differential
4 between Dick Clarey's house which is nine
5 inches out of the flood plane, and then it
6 drops well down and that's why you have pools
7 of water that's in the photographs in front
8 of you.

9 So what happens here is that you can no
10 longer fill in the 100 year flood plane, and
11 you can't build below the 100 year flood
12 plane mark. So you can't build a basement.
13 I don't know why we're actually here because
14 you can't actually build there.

15 But anyway, I had discussed the flood
16 plain with the seller's agent and I also
17 spoke with the son of the family there. And
18 I looked on the website. It was obvious.
19 Everybody knew that it was in the flood
20 plane. The website, the city website has the
21 maps and it's in the flood plane. And when

1 they came to the community meeting, they said
2 they weren't told about it being in the flood
3 plane. So anyway, I don't know how you
4 wouldn't know, but, you know, like, if they
5 don't know, they should take it up with the
6 seller. But really, I really have to go to
7 what Dick says. It's that what makes this
8 neighborhood really different and special is
9 that when we bring the councilors around to
10 show them the neighborhood, it's all the
11 houses that are set up on the street and it
12 doesn't look so nice. The whole thing that
13 makes this neighborhood special is the
14 backyards and when you go in the backyards.
15 And putting houses, putting a house in the
16 backyard affects all the backyards, because
17 as you said, you can see right up and down
18 them. And people, people do wonderful
19 things. As Bob McGowan has a coy pond. And
20 Bill Fox has a vegetable garden. And in
21 fact, so many people have vegetable gardens,

1 people have pools. There's so many things
2 that are happening and it looks like a very
3 dense urban environment with these houses set
4 up on the street, but it's actually a special
5 place. And this, and this affects that whole
6 feeling. And in this lot, and this is --
7 this lot is 20 percent larger than the
8 minimum lot size. And this is, this is just
9 ridiculous. It's just too tight. There's
10 not even a way to walk down except down that
11 narrow driveway. And that driveway doesn't
12 begin to form to the current standards
13 anyway. So I don't know, there's one person,
14 sent me e-mail, he goes, this is ridiculous.

15 So, thank you.

16 HUGH RUSSELL: Thank you.

17 The next speaker is James Williamson.

18 JAMES WILLIAMSON: James Williamson.

19 I live at 1000 Jackson Place in North
20 Cambridge, not far from this location.

21 Three things: First of all, the flood

1 concerns are non-trivial concerns as I think
2 you almost certainly appreciate. In
3 Jefferson Park some of the basement entrances
4 to some of the units have sand bags piled up
5 around them to keep the water from coursing
6 in. It doesn't always work all that well.
7 So -- and I'm sure you'll be paying attention
8 to that issue.

9 Secondly, I have attended the Cambridge
10 Historical Commission hearings on the various
11 proposals in North Cambridge that have been
12 coming before them recently, and I have been
13 happy to get the sense from the way, from
14 their consideration of this and other
15 applications that they are alert to what is
16 happening in this neighborhood and concerned
17 about it. And I think that's reflected in
18 what may be a bit of a shift toward concern
19 about landmark designation and preservation
20 of the more modest worker cottage character
21 of this neighborhood.

1 name for the recorder?

2 VARSHA KUKAFKA: V-a-r-s-h-a

3 K-u-k-a-f-k-a. I live at 24 Magoun. I'm a
4 direct abutter to this property. I sent the
5 Board a letter as well, but I thought since I
6 was here I would just like to speak and say a
7 few things.

8 I bought my house in 1996 and it's a
9 worker's cottage. The person that had it
10 before me put an incredible perennial
11 gardens, and I know the history of the house.
12 I know who lived there, who worked there.
13 And I even researched back to the late 1800s
14 to some extent. When I came to see the house
15 and I went back through the house and I went
16 outside to the backyard that's what made me
17 want to buy this house and I've been very
18 happy there.

19 I am very concerned about the flooding.
20 Knock wood, I have never had a flood in my
21 basement. The thought that that could start

1 affecting me is tremendously frightening.

2 The house that is there, there is a big
3 space between that house and my back garden,
4 and if this project goes in, it's going to be
5 completely dominating. It's going to be
6 hovering and dominating like I have a
7 skyscraper right on top of me. And that will
8 destroy the whole wonderful character of my
9 home.

10 As someone else said, the previous
11 speaker, that construction that's going on
12 all around us is tremendous. The projects,
13 the Fawcett and so forth, so to have this as
14 well right on top of me and really
15 completely, literally directly affecting my
16 property, I would urge you to deny this
17 application.

18 One small point is that this is a
19 developer, it's not even a homeowner. If it
20 was a homeowner, I might be here standing
21 here saying the same things, but it's

1 somewhat that's buying this house to turn it
2 over to make money. They have no interest in
3 the area. When they say it's going to be
4 best for the neighborhood, they're not the
5 ones that are going to be living there.

6 I thank you very much for your
7 consideration.

8 HUGH RUSSELL: Okay, thank you.

9 MICHAEL BRANDON: Thank you,
10 Mr. Chair, members of the Board. My name is,
11 for the record, Michael Brandon,
12 B-r-a-n-d-o-n. I live at No. 27 Seven Pines
13 Avenue in North Cambridge. I'm the clerk for
14 the North Cambridge Stabilization Committee.
15 And we've had many encounters with Kevin and
16 Eamon, the developers. At this particular
17 site they did appear before our group with
18 their initial plan which was to knock down
19 the house which is their general motus and
20 build a townhouse, two long townhouse cookie
21 cutters for others that they've built in the

1 neighborhood. I don't know if the Board
2 Members are familiar, but you could drive
3 down the street and you would know which are
4 their buildings. It's sort of cut and paste
5 that fit the lot they can acquire. They
6 could probably tell you how many they've done
7 in North Cambridge at this point.

8 We did appear at the Historical
9 Commission and there was a lot of concern in
10 the neighborhood about hoping that the house,
11 the existing house can be restored and
12 recycled, perhaps expanded. But there's an
13 overwhelming sense particularly on this
14 street. Mr. King, the Chair of the
15 Historical Commission pointed out, this
16 street is different from the race course
17 neighborhood, Harvey Street, and streets that
18 run into it in that the houses here are very
19 similar. There's very small side setbacks
20 and large backyards certainly up and down all
21 of Brookford Street. And they were all built

1 about the same time.

2 So, Kevin and Eamon did not come back
3 to us with this new plan and so we -- I can't
4 comment on what the group would feel about it
5 other than to say speaking from my
6 experience, that this would not pass muster
7 with the wider neighborhood let alone the
8 abutters that you've heard from.

9 In my view, and I'll just talk for
10 myself at this point, and not cover anything
11 that's been mentioned before, but I believe
12 that the proposal is insensitive and really
13 disregards the Zoning Ordinance and the
14 rationale for allowing two buildings to go in
15 where really one is what's intended by the
16 Ordinance. And I would suggest that this
17 proposal is exactly the kind of development
18 that the Ordinance was amended -- I think it
19 was 10 to 15 years ago -- to prevent
20 developers from coming in, and homeowners,
21 and taking these wonderful long backyards and

1 pl oppi ng addi ti onal bui l di ngs i nto them.
2 That' s the whol e poi nt of the 75-foot rul e.

3 So 49 Cedar Street that Mr. Cameron
4 rai sed, I woul d urge you to go back and
5 re-look at those plans. That was a
6 sensi ti vel y desi gned proj ect that the Board
7 spent a lot of ti me di scussi ng. You had a
8 full appl i cati on whi ch you don' t real ly have
9 here. I' m getti ng the hi gh si gn so I wi ll
10 j ust throw out a few other poi nts.

11 One i s the i ssue of snow removal hasn' t
12 been addressed on thi s very ti ght, over ly
13 narrow si dewal k. I don' t want to take any
14 more of your ti me. I wi ll j ust ask that you
15 appl y the cri teri a, and Mr. Anni nger rai sed
16 the same questi on at 49 Cedar Street. The
17 fi rst cri teri on --

18 HUGH RUSSELL: Mi chael , pl ease wi nd
19 i t up.

20 MI CHAEL BRANDON: Thank you. I' ll
21 si gn off.

1 Thank you.

2 HUGH RUSSELL: Thank you.

3 Does anyone else wish to speak?

4 Yes. Would you like to speak?

5 GEORGE McCRAE: I apologize for
6 being late. My name is George McCrae from
7 North Cambridge. I'm the former Chair of the
8 North Cambridge Stabilization Committee. I'm
9 currently a member of the North Cambridge
10 crime task force. I've been on many, many
11 committees and that's not why I'm here, I'm
12 here to support a neighbor. I've been very
13 much involved with committees that's been
14 involved with the 100 year flood plane. As
15 we know, most of the buildings that has
16 occurred in and around Alewife and the area
17 in which that is under discussion has eroded
18 that whole concept of 100 year flood plane.
19 The flood is occurring much earlier right now
20 any more development in that area that goes
21 into the ground or deal with the issues that

1 I just spoke about, would exacerbate the
2 situation. And many, many, many years for or
3 against the erosion of the green space in
4 North Cambridge, and this is an issue spoke
5 about. This issue is still concerned about.
6 I'm personally concerned, as well as they
7 are, about the erosion of the green space in
8 North Cambridge, and that's been dramatic,
9 dramatic, dramatic. And I'm not even going
10 to talk about traffic. Okay?

11 Thank you.

12 HUGH RUSSELL: Thank you, George.

13 Does anyone else wish to speak?

14 (No Response.)

15 HUGH RUSSELL: Okay. So should we
16 close the hearing for oral testimony and
17 leaving it open for written testimony?

18 (All Board Members in Agreement.)

19 HUGH RUSSELL: That seems to be an
20 affirmative sign from each member.

21 There seem to be -- it's not to me

1 adequate information here to reach a
2 favorable conclusion.

3 WILLIAM TIBBS: I agree. That was
4 going to be my comment.

5 PAMELA WINTERS: I agree, right.

6 HUGH RUSSELL: So I think we ought
7 to focus in on what we want to see. And I'd
8 like to see an accurate dimension drawing
9 showing the driveway myself. I'd like to see
10 how you're going to address the -- what seems
11 to be pretty clear is that you're planning to
12 build a second house in the flood plane. How
13 are you -- what measures will you take to
14 comply with the flood plane requirements? If
15 the Board remembers, there are projects like
16 the Faces Disco Project where the whole
17 project is in the flood plane except for what
18 was the footprint of the Faces Disco. And
19 it's all up on piers and the water can go
20 underneath the structure under the garage
21 level. So it's possible to build in the

1 flood plane and meet the requirements in some
2 cases. Whether that can be done here or not,
3 I don't know.

4 So other things people want to know?
5 Sure, Steve.

6 STEVEN WINTER: Thank you,
7 Mr. Chair, I'd like to understand a little
8 bit more about what the abutter at 24 Magoun
9 will see from their property with the -- in
10 terms of site shadows, a vista skyline. What
11 will be gone? What will not be gone? And
12 what is the developer doing to mitigate those
13 impacts?

14 HUGH RUSSELL: Okay. I think I'd
15 like to that to expand to be somewhat more
16 general.

17 STEVEN WINTER: Sure.

18 HUGH RUSSELL: For all of the
19 abutters what's the impact?

20 Ahmed.

21 AHMED NUR: Yes, I, too, would like

1 to see an elevation view, heights, with
2 respect to other buildings as well. As you
3 can see far top view, view above to show the
4 existing building versus the new proposal
5 building and how much of the area is going to
6 be occupied by the new building. Just the
7 top of what you can see. There's one like it
8 but it doesn't show what's coming in.

9 HUGH RUSSELL: Okay, Tom.

10 THOMAS ANNINGER: I'm having some
11 very basic questions that maybe everybody
12 else is way beyond me, but I don't quite
13 understand how this is working. Am I right
14 that because of the size of the lot, the
15 dimensional standards such as floor area,
16 setbacks, and so on, are all available to
17 build two houses or to build one big house
18 that you could build as of right? And so I
19 think it would be interesting for everybody
20 to see by way of comparison what it is that
21 might happen if we are turning them down on

1 two buildings, what it might look like if it
2 were one building as of right. If we don't
3 have that compare to, I don't think we can do
4 the comparison that 5.53 is asking us to
5 make. So I do think we need to have a good
6 look at what it is that you're not going to
7 do.

8 Now, I guess doing that single building
9 you run -- runs you up against the Historical
10 Commission.

11 HUGH RUSSELL: But possibly it would
12 be -- I don't -- there's no point in showing
13 us what the Historical Commission doesn't
14 like, but you could build an addition to the
15 back of this building which they might
16 well --

17 KEVIN EMERY: That's a Variance.
18 That would cause a Variance to do an addition
19 to the back of the building.

20 HUGH RUSSELL: So anyway --

21 KEVIN EMERY: Just saying.

1 HUGH RUSSELL: -- so you can't build
2 as of right. Well, then, you're saying
3 there's nothing you can do as a matter of
4 right, and it seems it's going to be -- so
5 it's compare the existing house to the two
6 buildings, and we have to decide which is
7 better. Is that what you're saying?

8 KEVIN EMERY: I'm saying that by
9 right, we propose by right that the
10 Historical, their major concern was now we
11 got the new Zoning, from Zoning and we have
12 to be 15 feet off the street with the house.
13 And their major concern is every house on the
14 street is right on the street and that would
15 throw off the look of the street, that was
16 the main concern of Historical. One of the
17 major concerns. Many of them. So that's
18 why they -- and what we can show you is what
19 you can do by right, you can plot it on the
20 plan. What we can do by right once the
21 conservation in March, once that's lifted,

1 once the six-month delay is up. And they
2 want us -- this is what they want us to do.
3 That's why we're presenting it in front of
4 the Board. This is what they want us.

5 HUGH RUSSELL: I understand. Okay.

6 THOMAS ANNINGER: And I guess what I
7 don't fully -- so putting aside the
8 Historical Commission, your plan A was to
9 start again. And Historical didn't like
10 that. Now, one option that we were just sort
11 of banding about is doing an extension in a
12 single structure on the existing structure,
13 and you're saying that requires a Variance?

14 KEVIN EMERY: Yes.

15 THOMAS ANNINGER: And why is that?

16 KEVIN EMERY: It's a non-conforming
17 house. Any non-conforming house in the City
18 of Cambridge --

19 THOMAS ANNINGER: We're not knocking
20 down now, we're extending.

21 KEVIN EMERY: Right. Any

1 non-conforming house in the City of Cambridge
2 with any more than a 10 percent of an
3 addition would be considered a Variance.

4 HUGH RUSSELL: Under what provision?
5 Under what section of the Ordinance?

6 THOMAS ANNINGER: Because this is
7 non-conforming?

8 KEVIN EMERY: It's a non-conforming
9 house, right.

10 UNIDENTIFIED MALE: Excuse me. Over
11 10 percent -- 10 to 25 is a Special Permit.
12 Over 25 percent is a Variance. That's 8.2
13 something.

14 THOMAS ANNINGER: I think rather
15 than try to sort this out now, these are the
16 kinds of things that I think we have to have
17 a better grasp of if we're going to compare
18 the various alternatives that we are
19 considering. One of which is the two
20 structures, but there are others. And I
21 guess I think we need a good grasp of what

1 those others are.

2 KEVIN EMERY: We can draw a plan of
3 what we can build there by right, and we'll
4 come up with that and with the other
5 information that you require.

6 THOMAS ANNINGER: Yes.

7 HUGH RUSSELL: Okay. That's it,
8 Tom?

9 Pam.

10 PAMELA WINTERS: Thank you.

11 This neighborhood actually reminds me a
12 whole lot of Holworthy Street where they have
13 the houses with the long backyards. I don't
14 know if you're familiar with that or not.
15 So, anyway, I -- the Historical Commission,
16 it seems, is wanting you to preserve the
17 front part of the house, but the rear part of
18 the house would be okay to demolish. And
19 this situation actually reminds me a whole
20 lot of my home. And what the architect did
21 was to preserve the front part of our house,

1 which was built in 1846, and then the rear
2 part which was in very bad shape, made an
3 addition onto it and made it into two
4 condominiums. And it preserved a whole lot
5 of the green space, the open space in the
6 backyard, which I think is something that we
7 really, you know, we really try to foster
8 here.

9 The other question that I have is, you
10 know, just looking at these pictures here
11 with all this water, I don't understand how
12 you can, you know, build on this and without
13 having water in the basement or, you know, I
14 mean, it's such a --you know, it just
15 seems --

16 HUGH RUSSELL: You can't have a
17 basement because the basement displaces the
18 flood plane.

19 PAMELA WINTERS: Right, so, yes. So
20 it's -- I don't know, it's complicated. But
21 at least consider, you know, demolishing

1 perhaps the rear part of the house and
2 building a new condo in the back. At least
3 consider that. That might be another
4 alternative for you.

5 And then the back, the whole backyard
6 could be either owned by one person who owns
7 the rear condo or it could be shared by both
8 condos. That's the situation that I live in
9 and it's, it works out very well.

10 Thank you.

11 HUGH RUSSELL: Bill.

12 WILLIAM TIBBS: I think for me I'd
13 really like to see a site plan that really
14 shows landscaping and paving and entries into
15 the backyard and what's green and what's not
16 green. It's very confusing. So I can get a
17 sense of the kind of character and the
18 quality of space of how -- and how the open
19 space is going to be used. I'd also like you
20 to, on that plan, really show the setbacks
21 and dimensions. Show the 75-foot line so we

1 can see it and get a better understanding of
2 where that is. So basically if you look at
3 the things that you know we're looking at,
4 you should have a drawing that illustrates
5 that stuff so it makes it clearer to us what
6 you're requesting and why variations from
7 that might in your -- what might work in your
8 opinion.

9 KEVIN EMERY: Thank you.

10 HUGH RUSSELL: Does anyone else have
11 any more questions to put on the table?

12 AHMED NUR: The Charles's comment
13 about the flood zone, is it definitely in the
14 flood zone? I'd like that clarification.

15 HUGH RUSSELL: Well, there's a map
16 that's been submitted that says it's a -- and
17 it is not a text on this map, but it's
18 presented as an official flood map of the
19 City of Cambridge, and it shows the, you
20 know, a lot of pink on that parcel and it
21 clearly is in parts of the parcel for a

1 bui l di ng.

2 AHMED NUR: I saw the map. I just
3 di dn' t know i f that map was good enough for
4 us to consi der.

5 HUGH RUSSELL: Wel l, I thi nk as the
6 peti ti oner sai d, the map can be superseded by
7 a topographi c survey, but I' ll gi ve you my
8 theory as to why al l the houses are up
9 agai nst the streets whi ch i s the streets are
10 fi l l ed, places where the housi ng are i s
11 fi l l ed, so the marsh at one ti me was a swampy
12 area. And so to mi ni mi ze the amount of fi l l ,
13 they bui l t those houses closer to the street.
14 That' s what happened. To me that mi ght wel l
15 be the case.

16 AHMED NUR: To keep i t dry.

17 HUGH RUSSELL: Ri ght. It j ust i s --
18 and, you know, the pi nk fol l ows the backyards
19 not exactl y, but approxi matel y. The pi ctures
20 that Mr. Cl arey has submi tted seems to
21 i ndicate that the backyard i s prett y low, and

1 at the point he took the pictures there was
2 water in it, but that doesn't necessarily
3 mean it's flood water. It could be rainwater
4 that hadn't perked in. I'm not sure that
5 makes too much difference if it's your
6 basement that's getting flooded as to whether
7 -- so.

8 AHMED NUR: All set.

9 HUGH RUSSELL: Okay.

10 So we're ready to move on?

11 (All board members in agreement.)

12 HUGH RUSSELL: Well, we'll terminate
13 the discussion tonight and ask you to come
14 back with more information.

15 KEVIN EMERY: Thank you.

16 HUGH RUSSELL: Let's take a short
17 break while people clear the room.

18 (A short recess was taken.)

19 * * * * *

20 HUGH RUSSELL: Okay, let's go ahead.

21 So we're discussing Planning Board case 252,

1 for 40 Norri s Street. We had a hearing many
2 months ago and maybe years ago, and the Ci ty
3 Council in its wisdom with the help of many
4 people in thi s room, rewrote the basi c
5 provi si on that thi s bui lding is bei ng
6 permi tted under or seeki ng a permi t under and
7 we have a revi sed proposal .

8 So, woul d the peti ti oner l ike to
9 expl ai n the revi sed proposal .

10 ATTORNEY SEAN HOPE: Good eveni ng
11 Mr. Chai r, Members of the Pl anni ng Board.
12 For the record, attorney Sean Hope, Hope
13 Legal Law Offi ces. I' m here on behal f of the
14 Lacourt Fami ly, LLC. , the owner of 40 Norri s
15 Street. Here wi th me toni ght i s Jai Si ngh
16 Khal sa, he' s the project archi tect and al so
17 wi th Bl ai r Hi nes, he' s the Landscape
18 archi tect. Thi s i s an amended Speci al Permi t
19 appl i cati on to convert the North Cambri dge
20 Cathol i c High School to resi denti al use. As
21 the Chai r sai d, we were here al most a year

1 ago we were here with a project that had 38
2 units and 35 parking spaces. At that time it
3 was the wisdom of the Planning Board as well
4 as neighborhood feedback to go and take a
5 fresh start at this proposal for the
6 conversion.

7 In that time the City Council commenced
8 an amendment process which halted our study
9 and review of the potential new project,
10 probably about March or April prior to the
11 adoption of the new zoning. Moe hired Jai
12 Singh Khalsa an architect, and in that time
13 obviously they couldn't start putting
14 together plans because the new Ordinance
15 wasn't adopted yet, but they spent that time
16 looking at historical data, the national
17 archives to look at the existing structure,
18 and then after August 1st when the new
19 Ordinance was adopted, they commenced --
20 actually redoing the plans which he'll walk
21 you through tonight.

1 Just the first start, project before
2 you is fully compliant with the new 5.28.2
3 Zoning Amendment. This was not -- an
4 amendment of the plans, this was a full
5 redesign. Then Jai will explain. It was a
6 fresh start looking at the building and with
7 the proposal you have before you today.

8 I know everyone's aware, but just for
9 the record briefly, the property is located
10 40 Norris Street. The lot is about 25,700
11 square feet. The frontage is about 185
12 square feet. The property is sited on a
13 corner lot. I don't know if this was brought
14 up last time, but between Drummond Place and
15 Norris Street, and this is on a corner lot.
16 And this is also located in the Residence B
17 Zone district.

18 Just for some context, the Norris
19 Street is characterized by one, two, and
20 three-family homes. The majority of those
21 are two and three stories in height.

1 The proposed conversion would utilize
2 all of the existing approximately 45,435
3 square feet as defined by GFA in Article 2.0
4 of the Cambridge Zoning Ordinance, and add an
5 additional 878 square feet to produce 27
6 dwelling units with a total of 46 bedrooms
7 and two commercial spaces approximately
8 almost 1800 feet. And those commercial
9 spaces are in the basement. And 28 parking
10 spaces.

11 And Jai will walk through specifically,
12 but briefly on the lower level this is a
13 multi-story building. The lowest level which
14 we call the garden level, the windows are
15 three stories above grade. This was the
16 old --

17 HUGH RUSSELL: Three feet.

18 ATTORNEY SEAN HOPE: Sorry, yes.
19 The windows are three and a half feet above
20 grade. Three quarters above grade between
21 (inaudible).

1 This was a former cafeteria. So this
2 was a space that we're using to put two
3 dwelling units in those. The two commercial
4 spaces, these are new commercial uses that
5 were allowed by amendment to the 5.28
6 proposal. We placed those two commercial
7 spaces at the rear of the building facing the
8 parking lot. When looking at this, these
9 were the least suitable for residential
10 dwellings. So we took those two commercial
11 spaces, obviously because of cars parking in
12 and out at the rear of the building.

13 Also, in the basement this provided an
14 opportunity, we added bicycle storage which
15 wasn't part of the first proposal. We are at
16 27 bike spaces, one per unit, which exceeds
17 the ordinance requirements. We also have
18 tenant storage in the basement. This lower
19 level is also used for housekeeping,
20 mechanicals, and as well as some tenant
21 amenities like an exercise room and a

1 mul ti purpose room. So that was, that was
2 something the first proposal had complete
3 resi dential on the bottom. The majority of
4 that is now tenant amenities and not private
5 dwelling space.

6 The first level and the second level ,
7 and actually as you come in, you actually
8 walk up some stairs, but the first level has
9 a total of eight units, the second level has
10 a total of eight units, and the third level
11 has some of the most dramatic spaces. That
12 was the old gymnasium and it's really --
13 excuse me? The auditorium, excuse me. So
14 the auditorium. These are the most dramatic
15 spaces, and part of what Mr. Khalsa will talk
16 about is how they incorporated the attic
17 space to make some of the more dramatic
18 units. One of the major concerns from the
19 previous proposal was the fact that the
20 inter-flooring disrupted the window pattern
21 so there was inter-flooring in the middle

1 whi ch chopped the wi ndows off. Those are all
2 mai ntai ned. And so you have i n some of these
3 thi rd story and i nto the attic, you have
4 these dramati c spaces, like I sai d, somewhere
5 17 foot tall i n the front and the back of the
6 wi ndow. So you've i ncorporated those two
7 spaces, and Mr. Khal sa also has pi ctures of
8 those as wel l .

9 The amendment adopted i n August 1st
10 that was proposed by Mayor Maher and also
11 crafted by many of the nei ghbors of Norri s
12 Street, you see today dramati cally changed,
13 i n my opi ni on, 5.28 speci fi cally for thi s
14 project but I also bel i eve for other projects
15 as wel l .

16 As you know, the previ ous 5.28 had the
17 fl exi bi li ty, and i n terms of uni t count, they
18 had 900 square feet provi sor. So when you
19 looked at an existi ng bui lding, i n terms of
20 defi ni ng what the al lowabl e amount of uni ts
21 were, you woul d take 900 square feet and you

1 Look at the existing square footage and you
2 come up with a number of units. I believe
3 this flexibility allowed each parcel to be
4 looked as unique. The land use concept
5 parcel in real estate is unique. This one, I
6 believe, the intent of the amendment was to
7 have more assurances for neighbors and
8 potentially was set for developers that we
9 could go to a project and look at the code
10 and figure out what would be the appropriate
11 size and density of a potential project. But
12 specifically we actually pushed for, and
13 throughout the eight months, the owner and
14 myself we attended most of those meetings,
15 sat there relatively quiet. But the one
16 thing that we did push for was an intent
17 section so that we wouldn't have to interpret
18 why we were doing this, it was very clear.

19 Just briefly, No. 1 was to allow for
20 economic reuse of the building that may be
21 substantially out of compliance, encourage

1 preservation of buildings of historical and
2 cultural significance. And I think most
3 importantly, establish a framework of
4 development standards and criteria so that
5 housing could be created when appropriate
6 style and density while limiting the impact
7 on abutters. And so, in large part that was
8 achieved. So this was an appropriate style
9 and density. And even though this was
10 obviously citywide 5.28, the subject of this
11 was 40 Norris Street. So when they crafted
12 the Zoning, it was crafted for this building
13 although it's being applied citywide.

14 Some of the key concerns mentioned by
15 neighbors, and they will bring up their own
16 concerns, but we did a series of talks even
17 after this order was adopted was density and
18 neighborhood character. And I believe these
19 were specifically addressed in the amendment.
20 I just want to briefly touch on how these
21 density and neighborhood character were

1 addressed.

2 The first was reduction in the
3 allowable units. As I said before, 900
4 square foot was the devising number. It's
5 change now. It has 1100 square feet for the
6 first ten units, and they bumped up to 1900
7 square feet to give you the remaining amount
8 for allowable units. So obviously lowered
9 the amount of available units that they would
10 be allowed.

11 Second one was a cap on inter-flooring.
12 This was done very creatively, and I do think
13 it achieved its goal where that any
14 additional GFA that was added, half of that
15 would be deducted from the GFA for allowable
16 units. So if you added flooring, they would
17 take half of that and they would deduct that
18 from the calculation when you're determining
19 how many units are allowed.

20 And the third and probably the most
21 significant was the limitations on GFA. And

1 generally for a project 30,000 square feet
2 for 20 units, only 70 percent of the whole
3 structure can be used for private dwelling
4 space. That means 30 percent of the building
5 needs to be used for something other than
6 that. Common areas, tenant storage. And
7 they also introduced a myriad of other
8 allowable uses such as library, day care,
9 education, as well as office spaces.

10 An additional requirement, too, was
11 also a parking study which we have submitted.
12 And I also would say with the parking study
13 there is also a letter from the traffic and
14 parking that speaks to the sufficiency of our
15 parking as well as community outreach report
16 which I have submitted as part of the
17 application.

18 The additional relief we're requesting,
19 we, outside of the 5.28 Special Permit relief
20 for the conversion, we are requesting relief
21 on setbacks to have the windows, that's

1 6.44.1a and b. As you'll see in the parking
2 site plan we have 27 units and we provide 28
3 parking spaces, and we meet the one for one
4 dwelling unit plus an additional one for the
5 commercial general office use.

6 Part of the initial plan as you may
7 remember, we had parking along the driveway
8 aisle. So when you come in off Norris Street
9 it's a curb cut, it's about 20 feet long, and
10 we have two parking spaces. We've removed
11 that. We've lowered the parking from 35 to
12 27 to meet the one to one requirement, and so
13 because of this, and also, excuse me, because
14 the parking now meets all of the landscaping
15 and screening requirements, there is a need
16 to have some of the parking up abutting on
17 the rear of the building. So that's also
18 relief we're asking for as well.

19 Regarding the Special Permit criteria
20 under Article 10.43, I just want to briefly
21 walk through that. First, I'd like to talk

1 about the residential compatibility. This
2 was obviously a building that was built for
3 non-residential purposes and being converted
4 into residential, one would be compatible
5 where in a residential neighborhood so it
6 would be consistent with the use that's
7 pre-existing. Obviously the building is far
8 greater in size and density than the
9 surrounding areas which is why we adapt the
10 reuses made to do to handle these buildings
11 that are out of scale with the existing
12 neighborhood. The use as a residential
13 building would not cause nuisance or hazard
14 to the occupants or to adjacent uses.

15 The second part of the criteria is for
16 access and egress. The proposed use will not
17 detrimentally affects patterns of access or
18 egress. As I said before, we have one
19 parking space per dwelling unit. I think
20 it's significant to know that within 300 feet
21 we have the MBTA. We also have within a 15

1 minute walk we have several options for
2 ZipCars as well as we also have the Porter
3 Square and Davis Square T stations. Also as
4 well in terms of access and egress there's a
5 driveway which is 20 feet wide which is
6 sufficient to handle emergency vehicles and
7 it's also a two-way driveway.

8 Lastly, there was about seven spaces
9 that were taken up by bus/school drop off
10 which now have been returned back to the
11 neighborhood. So this residential use will
12 allow for those spaces to be freed up. I can
13 see that they've already been returned back
14 to the neighborhood but as the school's not
15 there they weren't available previously.

16 So, there's additional criteria under
17 5.28 and I want to just briefly walk through
18 those.

19 One of the criteria was a parking
20 study. Before there was a 50,000 square foot
21 threshold for the parking study. That has

1 been lowered. So a parking plan was required
2 as part of this application and then we
3 submitted that to you.

4 Second piece was about privacy. So
5 there are windows and skylights we propose
6 and I think there's an elevation that show
7 that 20 additional windows and skylights on
8 the building. The property has been approved
9 as a landmark building. So we supported that
10 initially and the neighbors did as well. We
11 have shown actually as recently as two days
12 ago the architect and I met with Mr. Charlie
13 Sullivan and Sarah Burke and we actually
14 looked at the positioning of the skylights.
15 They gave us feedback on the type of
16 skylights that were used, but, you know, even
17 before being here tonight we wanted to make
18 sure what we were doing was consistent.
19 We'll have to do a full contextual review
20 view and materials used, but in general they
21 said they didn't have a problem with the

1 skylights that were used. And I think we
2 make the point that we don't have more
3 skylights than are necessary. So this is
4 not, you know, there are building code
5 requirements and Mr. Khalsa will talk about
6 for light and air and the percentage of
7 available light. So we're meeting that and
8 we're not exceeding that and trying to be
9 sensitive to some of these other issues.

10 In terms of the landscaping and
11 screening, there's a site plan that we'll
12 walk through, but I just want to touch on the
13 facts that the rear lot which obviously if
14 cars are parked there, there are rear
15 abutters. There was a proposal mentioned by
16 the neighbors, and we adopted it to put a
17 six-foot stockade fence to screen out light
18 from any cars coming through. We, in terms
19 of light for the actual parking lot, instead
20 of having light fixed on the building, we're
21 going to use bollards and shoebox lightings

1 to control the glare so there's not excess
2 glare on neighbor's houses. We'll focus
3 specifically on the parking lot as a
4 mitigating factor. Previously in our
5 previous proposal we did not have a five-foot
6 buffer as a perimeter. We just had parking
7 in there. So we're actually adding three new
8 trees. We have a five-foot abutter on the
9 perimeter of the property. These are all
10 requirements that we meet that the previous
11 proposals didn't meet. So we meet all of the
12 requirements under Article 6 for landscaping
13 and screening.

14 There are drastic changes, and one of
15 the big ones was HVAC. And Mr. Khalsa will
16 talk about central cooling tower that be
17 recessed in the front. We actually talked to
18 Charlie. Excuse me, Mr. Sullivan and Sarah
19 Burke about that cooling tower and putting it
20 in and obviously the appropriate screening
21 because it will be visible from the private

1 way. Obviously they have to go before the
2 full commission, but this is something that
3 we did take into account. There are several
4 other things that I'll let Mr. Khalsa get to
5 it.

6 One additional point, throughout this
7 process we've heard and in some of the
8 correspondence there have been suggestions of
9 ways to reduce the number of units by doing
10 various things, moving, and everyone says
11 what's the big problem? It's just more
12 profit, and why does the developer have to
13 make as much money? What I don't think is
14 taken into account, and I want to present to
15 you today, is that this is a very large
16 building, but if you look at the cost per
17 square foot when taking into account all the
18 infrastructure costs, it's not a big
19 building. The building is landmarked. The
20 cost to restore this, and we've worked
21 closely with the cornuses and Mr. Khalsa can

1 talk in more detail. Also the HVAC -- and
2 our initial proposal had window units. If we
3 had 27 or how many window units, the noise
4 that would make. So, full HVAC throughout
5 the whole building. There will be individual
6 units that will have mechanicals in those,
7 but I would just like to say there is a
8 threshold and I feel like the Zoning was
9 crafted to give us that appropriate size. So
10 to say that we were at that threshold, and
11 Mr. Khalsa will talk more specifically why,
12 but I just wanted to dispel the notion that
13 this is huge profit making enterprise and a
14 few here and a few there won't matter. And
15 also the fact that, you know, again, that
16 when you limit the private dwelling space to
17 70 percent, you don't want to have just huge
18 spaces or huge units. One of the problems
19 before was we had these gross units and there
20 were issues of four and five and six bedrooms
21 in those units. I think Mr. Khalsa did a

1 great job of having generous units that are
2 appropriate, that are actually rentable, that
3 are marketable. But also take into account
4 the fact that this also has to be a cost that
5 we could amortize over the life of the
6 building, and there's a point that doesn't
7 happen. The owner is not here today, but,
8 you know, we have endured this amendment
9 process and we're not here before you tonight
10 putting a proposal that we wholeheartedly
11 feel is not appropriate given the new Zoning.
12 So I just -- that was something -- he
13 couldn't be here tonight, but he wanted to
14 and I'm making that compassion plea on his
15 behalf.

16 So those are my comments and I'll turn
17 it over to Jai.

18 HUGH RUSSELL: Okay, thank you.

19 JAI SINGH KHALSA: Good evening, I'm
20 Jai Singh Khalsa, Khalsa Design. And we're
21 located formerly in Cambridge. We're in

1 Somerville at this point, and I just want to
2 try not to be redundant with what Sean has
3 presented so I'll keep my remarks to a
4 minimum.

5 We are, on the cover here we have the
6 existing front facade of the school. And if
7 you look at the locus here, here is your
8 school, here is Norris Street, and there's a
9 series of pictures from Norris Street and
10 from Rice Street looking at the project.

11 These shots across the top here are a
12 variety of shots of this beautiful
13 Renaissance revival brick building
14 approximately 100 years old. And these shots
15 here are pictures either directly from the
16 back parking lot, existing parking lot of the
17 building or peeking through the houses on
18 Rice Street looking at the different sort of
19 vignettes of the building as you go down Rice
20 Street.

21 The shots here are directly on Norris

1 Street itself, looking up and down Norris
2 Street. And as Sean mentioned, generally is
3 a mixture of one, two, and three-family
4 homes, two and a half stories, three stories,
5 and then the building itself which is
6 certainly the most substantial building in
7 the neighborhood.

8 I do have the locus here from the city.
9 This is the -- this is the building itself
10 here. You can see the size and scales of the
11 building and the surrounding neighborhood.
12 Perhaps the most similar building in terms of
13 mass would be the couple of buildings over at
14 McLean Place. This one I was involved with
15 years ago and having been denied to remove
16 the building and turning that -- that is now
17 what's an historically designated building as
18 well. And then you can see the adjacency to
19 Mass. Ave. over here as well.

20 This is the general site plan, the
21 landscape plan, which Blair Hines will come

1 back to, but I'll talk a little bit about the
2 organization on the site here. And then
3 there's an architectural plan following this.
4 But basically Norris Street is on the top
5 here. We have a grade level entrance here
6 that you have to come up with a step, and we
7 have sloped walkways, and there will be a
8 step over here coming down. The sloped
9 walkway is coming up to the front door down
10 here with ADA access. Additionally we have
11 ADA access at the rear of the building. So
12 in the front of the building we accomplish
13 access by coming in at grade to the front
14 landing which is at a split level more or
15 less half between your first and second
16 floor, and in that area we're going to be
17 locating a handi cap lift.

18 In the back of the building we have --
19 we're removing the existing staircase and
20 putting a landing in so that we can come into
21 an elevator lobby, and that elevator will

1 have a door on the front and the back so it
2 has the capability of doing half stories.
3 You'll come in at the half story and go up
4 and go down.

5 The parking is arranged at the rear of
6 the site here. There is the prerequisite
7 amount of interior landscape areas. This is
8 where the dumpster is here proposed. And
9 something should be noted, there's a garage
10 here and there's a garage here both with
11 blank walls to the property. The fellow who
12 owns this piece of property with the garage
13 here, requested that along the back line that
14 we turn the fence back to the building to
15 open it up so that he can get to his back
16 wall of his building for maintenance
17 purposes. Which we're happy to do.

18 The transformer will be located up in
19 this area and the cooling tower will be in
20 this area. Now, the cooling tower, and I've
21 got some detail from other projects which

1 I'll show you towards the end of my
2 presentation. The cooling tower is proposed
3 to be recessed into the ground with its own
4 foundation. That foundation level won't be
5 any lower than the lowest level of the
6 building itself because it was a boiler room
7 that has quite a high ceiling, and in the
8 bottom of this will be about at that boiler
9 room elevation.

10 And then of course we have our wheel
11 stops and we have our 28 parking spaces in
12 here.

13 Now, another thing I would like to note
14 is that the commercial spaces are located in
15 this area and this area. And there is a
16 private stairway and areaway here and here
17 that we're proposing to use for street level
18 access to those lower levels specifically
19 into those commercial areas. And the thought
20 is those commercial areas might be rented to
21 an architect, to a dentist, to an accountant,

1 somebody who doesn't need much in the way of
2 signage but can have an office there and then
3 have their own entrance point so it doesn't
4 have to compete with the circulation of the
5 residences themselves.

6 This is more of a Zoning type of a
7 drawing here showing the open space. And one
8 thing I want to note is that we did put the
9 setback lines in here, and we have two front
10 yard setbacks on Norris and on Drummond
11 Place. And you'll note here there's two
12 setback lines indicated; one from the center
13 line of Drummond Place and one from our
14 property line. We actually own to the center
15 line of Drummond. A lot of times in Zoning
16 you will take it from that center line, the
17 setback distance, we have it indicated from
18 edge of the property as well. And the
19 purpose for doing that is there and along the
20 top, small portions of the building fall into
21 the current setback requirements. We've kept

1 the introduction of any new roof elements in
2 terms of skylights out of the setbacks so we
3 don't have to ask for relief on those, in
4 those elements and in those areas.

5 The other setbacks occurring here and
6 here and the building is well beyond those
7 areas.

8 This is your diagram of the existing
9 gross square footage of the building, and
10 this has been slightly modified from what you
11 have. There was a lot of neighborhood
12 commentary and a lot of e-mails coming around
13 about it. So rather than just rely on the
14 information that we were able to obtain from
15 the archives over by the UMass campus and by
16 the existing conditions, the owner provided
17 us -- Gerry Wilson from our office crawled up
18 in the attic, measured every little area,
19 every nook and cranny, to get us a totally,
20 absolutely accurate depiction of it. And
21 this is a minor revision. It fluctuated, you

1 know, 10 to 50 square feet. It wasn't a
2 substantial number from what you have already
3 in your packets.

4 We have provided Li za with a CD with
5 the amended information.

6 And then we changed the colors on here
7 a little bit so it was more easy to see in
8 terms of projector about how we've allocated
9 the different use of the spaces within the
10 building. The purple over here is your
11 commercial areas. The green is your common
12 areas throughout the building. And the major
13 difference in what you see is that this area
14 here was not indicated as green before, it
15 was red, which is your residential areas and
16 this is now indicated as green. It was an
17 error in the drafting. Your red areas are
18 the your residences. This area here, the
19 orange, is areas that were existing FAR that
20 were removed to make the two -- to make the
21 ceiling spaces more dramatic. And this area

1 here is the only interspace area that we've
2 introduced to the building. I do want to
3 amend one thing that Sean said, that while we
4 put about 800 plus or minus square feet of
5 new floor area, only about 260 square feet of
6 that, plus or minus, is actually new FAR to
7 the building. New square footage to the
8 building. Okay?

9 You can also see where the skylights
10 are located. And as was said, we did keep
11 the skylights to an absolute minimum to what
12 was required. We may reinforce some areas of
13 those with mechanical ventilation and with
14 some additional lighting to bring foot
15 candles level up as appropriate with the
16 loft-style units. As Sean mentioned, we've
17 got 27 units and we have quite a variety of
18 styles of units.

19 This over here is commercial space, and
20 this is commercial space here, and you can
21 see you've got a staircase here and here

1 coming down which are your private entrances
2 to those two commercial spaces.

3 We have a variety of units, this being
4 a two-bedroom unit here on the lowest floor.
5 This being the same as this one, mirror
6 image. And then we have in the center here,
7 community room, exercise area with folding
8 partition here to close that off if there's a
9 function, community kitchen here, a couple of
10 bathrooms over here. This area here is
11 laundry room. We have back here bicycle
12 storage, over here tenant storage, general
13 building storage, and then over here we have
14 our, you know, maintenance guy type area over
15 in here.

16 One thing we did incorporate that I
17 think was important that actually Stuart
18 Dash, it was a good suggestion from him was,
19 on the edge of the staircase here was a
20 little ramp which is -- for the bicycles,
21 which is incorporated into the stringer of

1 the stairs. So you can roll your bike up the
2 stairs as you go up. But in it, in
3 addition -- did I mix up my words?

4 THOMAS ANNINGER: No, no.

5 JAI SINGH KHALSA: In addition,
6 though, this elevator here opens out this
7 way. If you come up to the half level where
8 the entrance is, you can come in this way,
9 come down, bring your bike down, and go into
10 the -- go into the bike storage room as well.

11 As much as possible we've preserved the
12 existing staircases. This one we had to blow
13 out to get the circulation to work. It was
14 not a particularly special staircase anyway.
15 These ones are nice, but we lose half a
16 flight on this to get the handicap lift in to
17 go to the basement.

18 This is your first floor plan. We have
19 a variety of one, two, and three-bedroom
20 units. The units on the ends here are two
21 bedrooms. We have an internal study area

1 here. You have your open kitchen, your big
2 sort of open room here, two bedrooms and one
3 bath. Over here you've got your
4 three-bedroom unit. Again, very similar to
5 this except we pick up the wide corridor area
6 here and put a master bath in this area here.
7 And one thing we did hear from, I caught the
8 tail end of one of the meetings with the
9 previous proposal was done, was that it was
10 felt it was important to put bedrooms on the
11 outside edges where it looked towards
12 neighbors and keep the living rooms more
13 internal. And we did consistently do that in
14 the building, keeping the living rooms
15 internal and for sake of privacy.

16 Another thing I just want to mention
17 while we're here is that as much as possible
18 we clustered the mechanicals, the water
19 heaters, and the air handlers along the area
20 where their gravity feed ventilation system
21 is. So the intention is that the individual

1 boilers or hot water heaters in the units
2 will feed their pipes up through the gravity
3 feed rather than penetrating the roof all
4 over the place. So we're keeping the roof
5 penetrations to a minimum. And actually when
6 we met with Charles Sullivan, he actually
7 asked us at that point if we could meet with
8 a mechanical engineer to figure out just how
9 many penetrations will be going through the
10 field of the roof, and we're going to be
11 doing that as part of the historic process.
12 But we've already got a good jump on it,
13 because, again in this unit here your
14 mechanicals and bathrooms are over in this
15 area where they can be clustered near the
16 chimneys. And then we also are proposing to
17 reuse these chimneys back in this location
18 here for your central boiler that will be
19 heating the common areas of the building.

20 Additionally, I want to note that this
21 is where the cooling tower equipment will go.

1 We went with two units in here, and proposing
2 two units in here. And the reason for the
3 two units are -- and it's a little different
4 than what your plan shows, but we did some
5 research on it. We can buy units that are 57
6 decibels when they're running at full
7 operation. And 57 decibels is a little
8 quieter than what I'm speaking right now.
9 Okay? And then we have two in there so that
10 we'll never reach full capacity. And it will
11 be variable volume cooling tower so you won't
12 get a standing wave on the sound either and
13 they'll be highly energy efficient.

14 Also on this floor we've got this, what
15 I'm calling more of a studio-style unit
16 because the intention is that this won't be a
17 full height wall because it's a fairly small
18 unit, under 500 square feet. And this over
19 here is a true one-bedroom unit. This over
20 here is a two-bedroom with an internalized
21 study and two baths. And this over here,

1 re-labelled these to make them a little
2 easier to understand as third floor plan A,
3 B, and C, because there was some confusion
4 about understanding what was at what level.
5 Okay?

6 But how the units are working here,
7 these are all mostly, mostly multi-story
8 units. You have a unit here which truly is a
9 loft unit and is a flat. We're calling it
10 one bedroom in terms of the bedroom counts,
11 but this is a studio unit fully open. You
12 have a kitchen here, you've got closets here,
13 air handlers in here, and you have a full
14 bath over in here with a closet here.
15 Otherwise it's an open unit with a series of
16 skylights in it.

17 PAMELA WINTERS: How many square
18 feet?

19 JAI SINGH KHALSA: The basic unit is
20 about 1120 square feet. Now that's exclusive
21 of this area here. We would include this

1 area in here with the unit, but you kind of
2 gotta go up down and down through truss to
3 get there so I'm not counting that as part of
4 the square footage of the unit, and as
5 necessarily being, you know, properly part of
6 the unit.

7 We get into this unit here, and this
8 unit here uses part of the wing with two
9 windows and what can be formerly used as a
10 bedroom on that level; kitchen, living,
11 dining, general space. And then you go up to
12 the existing top floor of the building, which
13 we'll see in the cross section, to pick up a
14 library overlook type of space up there.
15 Those are mirror image from side to side.

16 And the unit in the front here we have
17 a living, kitchen, dining, down here which is
18 about 550 square feet on that level or so.
19 You go up the stairs, and then the unit above
20 encompasses this area here over the staircase
21 and over the unit. And, again, we've opened

1 it up to get the two-story drama. And then
2 these ones here are three-story units, and
3 this area in here is where we did the
4 intermediate level to pick up the area in
5 those units. You can see the dotted line
6 here, that's where they open up several
7 stories to above.

8 This is that intermediate level which
9 is the B level of it. So on these particular
10 units it's open to below, you come up the
11 stairs, you hit this intermediate level, and
12 then you continue on up to what is your
13 existing attic floor level in here. All
14 right?

15 Now, the units on the ends here are two
16 stories. They use the lower level and the
17 attic floor level. So you got about a
18 16-foot high ceiling in here. 16, 17-foot
19 high, but this does not, is not opened up
20 into the truss of the roof. These ones here
21 are opened up into the truss work of the roof

1 and you get an extremely dramatic space
2 there. Ceilings going from 16 to about 28
3 feet or so in height.

4 AHMED NUR: How far down are the
5 bathrooms on this unit?

6 JAI SINGH KHALSA: The bathrooms
7 here -- oh, from these units?

8 AHMED NUR: Yes.

9 JAI SINGH KHALSA: These bathrooms
10 one flight down for the bathrooms from here.

11 Over here you've got your upper level
12 here. Basically you come up this -- you come
13 up and you hit this level here and then you
14 go up another little bit to get this library
15 level here. This being a sleeping loft
16 overlooking the common area there.

17 And there you see the approximately 23
18 skylights that will be added to the building,
19 proposed to be added. These ones here -- I'm
20 sorry, here and here are exactly -- actually
21 existing skylights on the flat roof area.

1 And the other ones are proposed to be added
2 to the building. We've minimized as much as
3 possible any intrusion on the front the
4 building for the skylights and kept them
5 focussed on the side and the back as much as
6 possible. And this actually is an existing
7 dormer. You're gravity feed chimneys and
8 your old boiler feed chimneys here.

9 In the cross section of the building
10 here, you can see that this is the unit that
11 has the intermediate in-fill floor levels.
12 You come up, you come to this level, you've
13 got a ceiling in here that ranges from 16 to
14 about 27 feet, and then it continues all the
15 way up tall into the building. So it's going
16 to be a very dramatic space.

17 I do have some slides, actually, of
18 similar units to this that we did actually
19 were award winning units that we did on a
20 church conversion in Newton that I'll show
21 you after this. They're dramatic.

1 And then the unit here, you come all
2 the way up to that level and you have your
3 skylights and units and the rest are typical
4 flats.

5 The cooling tower is in this area,
6 surrounded by planting and railing. And I
7 also have pictures of a similar installation
8 of that that I'll show you.

9 And then we're proposing in the back
10 here to in-fill this area here where we have
11 commercial space and we have storage space
12 with glass block on the ground floor level.

13 And we did review that with Charles
14 Sullivan and Sarah Burke, and they were fine
15 with the concept of putting glass block on
16 those levels.

17 Additionally on the back of the
18 building we were taking off the existing fire
19 escape. And we're replacing all the dental
20 work on the building with materials to match,
21 re-pointing the building. And the owner is

1 very much in support of this historic
2 preservation, and we actually are using
3 Preservation Partnership. Christine Baird is
4 our consultant on this, and the doctor will
5 be going for -- probably be going for state
6 tax credits on this. So he's very serious
7 about filling all of the requirements.

8 This is the parking spots here we were
9 talking about in terms of the technical
10 distance from the building. And what we're
11 proposing to do back here is make the bottom
12 pane of the window -- the bottom sash of the
13 window fixed and the top sash operable so
14 that we can stay in concept more than ten
15 feet away from the window location with the
16 vehicle.

17 You can see over here there's a
18 six-foot fence of a two-foot topper which was
19 requested by the neighbors back here. And
20 then this is the house, one of the houses
21 behind this over here.

1 This is the interior of a similar type
2 of a unit in another project we did. This
3 one has big arch-topped windows that are
4 about, these are about 10 feet tall, 11 feet
5 tall. And, again, I should mention that the
6 windows, everything we've done with the
7 school we're not going to touch the windows
8 on the outside face. Any intervention we're
9 doing, pulling away from the windows. And
10 you can see how it's set up with the coffers
11 and working within the existing structure.
12 And then there you can see the loft. You've
13 got about a 16-foot high ceiling here. And
14 then this -- it's not apparent in the picture
15 but this goes sloping up about another 15
16 feet above. So the concept is very similar
17 to this where you'll have an open floor plan
18 and a loft-type of an arrangement there with
19 a kitchen interacting directly in the space
20 and it's quite liveable. I can attest to it
21 because I live there.

1 Another shot of the loft here. This is
2 looking down into the living room from above.
3 We were able to save some of the existing
4 cornices and things like that up above. And
5 here's your loft area here, and we have a
6 staircase here going up yet to another attic
7 room there.

8 And one last photo here. Again, you
9 got a view down through the railings and, you
10 know, you got opportunity to do little
11 built-in things here and there. Some people
12 put libraries in. Some people put seating
13 nooks in and things of that type. And you
14 got a good opportunity to do some dramatic
15 indirect lighting. And the skylight here
16 goes up a good another ten feet up to where
17 the hard roof is up above there.

18 Your building here, basically you can
19 see where we're proposing to add skylights
20 and the density of the landscape along the
21 cooling tower in the front. We're going to

1 take the fire escape off here. That's where
2 we're proposing to put the glass block in.
3 And proposing to put the bottom sash fixed
4 and the top sash operable on those because of
5 the adjacency of the vehicles. Just an
6 existing plan. We did do a proposed
7 photometric plan, and I just wanted to go
8 over that.

9 There's four of these triangles along
10 the bottom. It's a shoebox style fixture.
11 And that way we're able to do a total cut off
12 from the neighbors in terms of any light
13 trespass. Okay? It's a very focusable
14 fixture. It's one of the few kinds that you
15 can actually focus that accurately in terms
16 of screening.

17 On the front we're proposing to do some
18 low level bollards and do a general low level
19 wash of light around the front of the
20 building.

21 Now, the requirements of the historic

1 finding were that any light fixture which is
2 attached to the building has to be a proper
3 historic character. Okay? So we're trying
4 to -- that's basically why we pulled the
5 lights off. Because you can't get, you can't
6 get control of the light and where it
7 trespasses and where it doesn't trespass with
8 an historic fixture. It's just going to
9 bleed wherever it does pretty much. Okay?

10 And then this is our last slide, which
11 is a detail of the proposed cooling tower.
12 This is a shot of that same building in
13 Newton where we had the interiors. And this
14 actually -- this shot was taken in the last
15 month, so there's not much leaves on the
16 trees or bushes. But you can see the railing
17 here, and that's where the cooling tower is.
18 This is taken from the corner of the
19 property. During, you know, six to eight
20 months of the year you can't see it at all
21 because of the leaves and the plants growing

1 up here.

2 And here's a shot standing up from the
3 this area up in here near the front door
4 looking down out towards the corner of the
5 street, and you can see the top of the
6 cooling tower there. And I think it was a
7 very affective approach to screening the
8 thing, keeping us from having to put
9 condensers all over the place, and certainly
10 not air conditioners and windows.

11 So if you'd like, I'll turn this over
12 to Blair Hines and he can go over some
13 landscape.

14 HUGH RUSSELL: Please.

15 JAI SINGH KHALSA: Let me just get
16 him back to that drawing and we'll do that.

17 AHMED NUR: If you could just go
18 down to the basement, I have a question.

19 JAI SINGH KHALSA: Sure.

20 AHMED NUR: Down to the lower level.

21 JAI SINGH KHALSA: Yep, I'm getting

1 there. Back at the basement.

2 AHMED NUR: So these bedrooms being
3 down in the basement and adjacent to the
4 mechanical. In looking at the --

5 JAI SINGH KHALSA: Mechanical's over
6 here. Bedrooms are over here.

7 AHMED NUR: No. Well, what are
8 those two rooms, those two big rooms in the
9 corners? Not the --

10 JAI SINGH KHALSA: These rooms?

11 AHMED NUR: Yes.

12 JAI SINGH KHALSA: Those are your
13 commercial s.

14 AHMED NUR: Commercial. What type
15 of commercial?

16 JAI SINGH KHALSA: General office.

17 AHMED NUR: Oh, general office?

18 JAI SINGH KHALSA: Yeah.

19 AHMED NUR: Well, nevertheless, I'm
20 thi nki ng of have you ever thought about
21 havi ng -- maybe punch a fi re exi t door right

1 through that two hour weighted wall and out
2 for the tenants of the basement in case
3 something happens? You see that static door
4 and that's propped open --

5 JAI SINGH KHALSA: You're saying
6 that one?

7 AHMED NUR: -- on the left-hand
8 side? And there's little walls there that's
9 a two-hour radius, that seems to, maybe it's
10 a structural wall that leaves the unit. How
11 do they get out? I mean, if something
12 happens --

13 JAI SINGH KHALSA: You come out here
14 and you go out the stairwell or you go out
15 the stairwell or you go out the stairwell.

16 AHMED NUR: I understand. But I
17 don't really know what the code calls for,
18 but I just for being in the basement I would
19 be claustrophobic to just to have one exit
20 out in the basement.

21 JAI SINGH KHALSA: Well, you've got,

1 I mean --

2 AHMED NUR: The windows, are they
3 able to get out?

4 HUGH RUSSELL: There's two means of
5 egress.

6 JAI SINGH KHALSA: There's three
7 means of egress, actually, from the basement.

8 HUGH RUSSELL: That's right.
9 There's two means of egress from the tenant
10 spaces.

11 AHMED NUR: They're all headed in
12 the same direction, that's the problem. I'm
13 just assuming that there's something up
14 front. Originally when I thought of this, I
15 thought those were mechanical rooms where you
16 said now are offices.

17 JAI SINGH KHALSA: Well, to weigh
18 the uses, I felt that it was -- I felt it was
19 a more important thing to segregate the
20 entrance and exit from the commercial space,
21 as much as possible, almost totally from the

1 residences because we have the opportunity in
2 the building because of the way it's set up,
3 and that's the reason why I chose to do it
4 that way rather than create a vestibule here
5 that was both for the residences and for the
6 commercial spaces. It was a design decision
7 and we meet code requirements.

8 AHMED NUR: Okay. I know you meet
9 code. I just didn't know that was a
10 (inaudible).

11 Thank you.

12 JAI SINGH KHALSA: Okay.

13 CHARLES STUDEN: Excuse me. Before
14 you leave this slide, relative to the
15 commercial space, they're not accessible from
16 the exterior of the building; is that
17 correct? I mean, someone who has a
18 disability could not get into --

19 JAI SINGH KHALSA: No, they can come
20 in the back of the building and access it
21 here, or they can come in the front and come

1 down and access it here and here.

2 CHARLES STUDEN: Right.

3 JAI SING KHALSA: They're accessible
4 from the common corridor area as well for the
5 handi cap accessible.

6 CHARLES STUDEN: Okay, but not from
7 the exterior?

8 JAI SINGH KHALSA: Not directly from
9 the exterior, no.

10 CHARLES STUDEN: That's fine. No.

11 JAI SING KHALSA: I'll go back to
12 the landscape. There you go.

13 BLAIR HINES: For the record, my
14 name is Blair Hines from Blair Hines Design
15 Associates, and I'm a landscape architect on
16 the project. The -- on a project like this,
17 you really have two major components of the
18 landscaping. As Jai has indicated, you have
19 the area that fronts Norris Street, and then
20 you basically have the remainder of the site
21 which is largely for the parking access and

1 emergency access.

2 I think that in looking at how to do
3 the landscaping along the front along Norris
4 Street, I mean, clearly the most dramatic
5 characteristic of the site is the beautiful
6 building, and there's no way the landscape's
7 going to compete with it nor would you want
8 it to. You really want to have a landscape
9 that's simple, and that provides a nice, kind
10 of pleasing platform for this very lovely
11 historic building. Obviously there are some
12 functional needs in the front. As Jai had
13 mentioned, we're maintaining the acts into
14 the two existing doorways one of which has a
15 sloped walkway rather than the handicap ramp.
16 The idea is to keep it at a very pleasant
17 grade so you're not having a lot of railings
18 or a lot of other things that are intrusive.

19 One of the other factors in terms of
20 developing a landscape plan along Norris
21 Street is that you have an existing street

1 planting of Norway maples which cast a lot of
2 shade and have a great deal of root
3 competition. So it limits our choice as the
4 fact it's the north side of the building. So
5 essentially what that means is that you need
6 to go in there with kind of woodland type
7 ground covers and perennials and some low
8 shrubbery. So the plan is to create a very
9 interesting group of different plantings
10 both, you know, largely ground covers, but
11 also accented with hostas, ferns, and other
12 plants, low shrubbery. The only place where
13 we are proposing shrubs that would be a
14 little bit more like four feet high would be
15 around this screened area well where the air
16 exchange units are.

17 Then the next component of landscape
18 really are the two side yards. The east
19 facing side yard provides our 20-foot wide
20 access for parking and for emergency vehicles
21 to the rear parking area. We are removing

1 existing pavements to put in some low mostly
2 urbanicous plant materials because we are
3 aware of snowplowing and we want to have a
4 plant to look very good during the growing
5 season but cannot accommodate snow storage
6 without them being damaged.

7 As Jai indicated, in the back -- sorry,
8 Jai was just pointing out that one of the
9 things we're also doing is providing a
10 walkway that comes along the driveway which
11 would have some special pavement. So we
12 still have over 20 feet width, and we also
13 have a way for pedestrians to get around the
14 back.

15 As Jai indicated earlier, we have 28
16 car spaces including two handicap spaces
17 directly opposite the main entrance.

18 We tried to create -- to set the
19 parking back from the actual unit, access so
20 that it creates some two landscape beds, some
21 special pavement to again highlight the

1 entrance that goes into the building.

2 If you were out there, if any of you
3 visited the site, as Jai indicated, currently
4 the whole back of the building is dominated
5 by this very large and rather unsightly fire
6 escape contraption and that's all removed,
7 and so we think that the back of the building
8 will be much more attractive as it faces the
9 neighborhood.

10 As Jai also said earlier, we're meeting
11 all the parking requirements for trees and
12 other plant materials that are required.

13 And now I want to talk about -- just
14 very briefly about the small landscaped area
15 which is currently all paved along the edge
16 of Drummond Place. We're removing the
17 pavement. We're removing the chain link
18 fence. And, again, we'd be putting in some
19 low shrubbery that wouldn't be damaged by any
20 snow that would be cast into it during the
21 winter months.

1 As Jai earlier indicated, there is an
2 existing stairway that's going to be
3 accessing the commercial units here as well
4 as the existing stairway that accesses
5 commercial there.

6 In terms of our overall fencing scheme,
7 along the front, as it were taking out the
8 fence along here, and we want to have just a
9 low fence, about 24 inches on top of the
10 curb. Just enough to kind of protect the
11 plantings, again, for mostly dog intrusions
12 but not to have anything that looks too much
13 like a barrier.

14 Along the east property line what we
15 are proposing is that to replace the existing
16 chain link fence with the black painted and
17 vinyl chain link fence along this line.

18 Along the rear yard, as previously indicated,
19 the neighbors would like an eight-foot high
20 fence, and that would consist of the six feet
21 of board with lattice panel above. And the

1 idea here, as the cross section had showed
2 earlier, is to completely block any light
3 intrusion from the cars that are being parked
4 here in the evening hours.

5 Along the west property line the
6 proposal is to maintain the existing chain
7 link fence up to the corner of the building
8 and then to plant this with vines. And I
9 neglected to say that's the proposal on this
10 edge. We really want to use this black vinyl
11 chain link fence as -- use it as a green
12 screen and plant it with evergreens and
13 flowered vines to add a lot more interest
14 than you would get otherwise with just a
15 wooden fence on either of these two edges.

16 So I think that -- if there's any
17 questions, I'd be happy to answer that.

18 WILLIAM TIBBS: Can you describe
19 that sloped walkway, how high is the curb or
20 wall or whatever you're doing?

21 BLAIR HINES: We only have to get up

1 about 15 inches.

2 WILLIAM TIBBS: Okay.

3 BLAIR HINES: So it's really not
4 very much at all. It's hardly even knee
5 high. But we just miss a five percent grade
6 by a couple of inches.

7 WILLIAM TIBBS: But it's high enough
8 to keep the wheel chair from -- to help the
9 wheel chair --

10 BLAIR HINES: Oh, yeah, there would
11 be a cur. The idea is to be a curb.

12 WILLIAM TIBBS: -- to negotiate
13 those type of turns.

14 BLAIR HINES: And because we have a
15 rather long run, we're probably going to be
16 down around four percent grade. So it's
17 gonna be very, it's not gonna look like a
18 ramp, it's gonna look more like a sloped walk
19 which is the intention there.

20 WILLIAM TIBBS: I was more concerned
21 about all of the turns that a wheel chair has

1 to make in a relatively short distance, but
2 that's okay. I just wanted to get a sense of
3 what you were doing.

4 BLAIR HINES: Thank you.

5 HUGH RUSSELL: Steve.

6 STEVEN WINTER: Thank you,
7 Mr. Chair.

8 Are there existing trees that will need
9 to be removed along where you're pointer is
10 right now? Yes.

11 BLAIR HINES: No, there are not, and
12 I forgot to mention the fact that one of the
13 things that really is rather nice is that
14 there are a series of trees that have grown
15 up over time right along the property line.
16 None of those are being proposed removed. In
17 fact only one is on the property. And
18 they're all in reasonable shape. They're --
19 and then in addition to that there's a silver
20 maple that's just off the property line to
21 the east and a rather large arborvitae that

1 may be right on the property line, because in
2 fact the owner's property goes beyond the
3 existing chain link fence.

4 Other questions?

5 PAMELA WINTERS: Where did you say
6 the Norway maples were?

7 BLAIR HINES: They're actually on
8 both front and back on the property. So
9 there's a series of Norway maples on the
10 street planting that the city owns along
11 Norris Street. And then along the back there
12 are I think about five that vary in size from
13 about 18 to about 24 inches in size.

14 PAMELA WINTERS: Well, it's
15 challenging to grow things under Norway
16 maples.

17 BLAIR HINES: Right. We weren't
18 proposing to take them out.

19 PAMELA WINTERS: No.

20 BLAIR HINES: I think given the
21 scale --

1 PAMELA WINTERS: They're full grown?

2 BLAIR HINES: -- they really do help
3 a lot.

4 PAMELA WINTERS: They're full grown,
5 yes. But you can plant stuff under there.

6 BLAIR HINES: I think it's more
7 limited. And I think it kind of requires a
8 lot of irrigation and fertilizer support.

9 PAMELA WINTERS: Right.

10 BLAIR HINES: And a lot of the
11 plants will not do well because the trees are
12 what's called a liliopathic which means they
13 suppress the growth of other plant materials.

14 PAMELA WINTERS: Right.

15 HUGH RUSSELL: Okay, thank you.

16 Is that end of your presentation?

17 BLAIR HINES: Yes, it is.

18 JAI SINGH KHALSA: We're all set.

19 HUGH RUSSELL: Okay. I think I'd
20 like to go as quickly as possible to the
21 public testimony.

1 WILLIAM TIBBS: Yes.

2 JAI SINGH KHALSA: I'll get this out
3 of the way then.

4 HUGH RUSSELL: Yes. Well, I think
5 actually if you leave it there, there might
6 be a call to look at the pictures.

7 LIZA PADEN: Mr. Kim has a
8 presentation on another laptop.

9 HUGH RUSSELL: Oh, okay. Thank you.

10 Just to remind people that when I call
11 your name, you come forward, please give your
12 name and address to the recorder, and if your
13 name is possible susceptible to misspelling,
14 if you could spell it properly so she can
15 have the record as accurate as possible. And
16 at the end of three minutes, which you'll get
17 a signal from Pam, you have a three-minute
18 limit on some speeches that we're hearing.

19 And the first person on our list is
20 Kevin Crane.

21 ATTORNEY KEVIN CRANE: Thank you,

1 Mr. Chairman. My name is Kevin Crane,
2 C-r-a-n-e. I reside at 27 Norris Street.
3 I've lived there for 29 years, and I
4 anticipate being there for the duration.
5 First of all, has the Board received a letter
6 of mine, December 16th?

7 HUGH RUSSELL: Yes.

8 ATTORNEY KEVIN CRANE: Okay.

9 Mr. Chairman, Members of the Board, I will
10 acknowledge that there has been much
11 improvement to this proposal than the one
12 that was before you a year ago. However, I
13 do believe that we are still not there yet.

14 On the issue of density, which you will
15 hear much about tonight, I first note to you
16 that under the new 5.28, which myself and my
17 neighbors were extensively involved in, that
18 the maximum number of units allowed is 27.
19 So we're at the max as this plan is presented
20 to you, and that plan should be subject to
21 the Special Permit process and deductions

1 considered. On the issue of density, I want
2 to focus on bedrooms.

3 Presently, according to the street
4 listing, Norris Street has 87 residents.
5 This proposal entails 46 bedrooms. If I
6 conservatively calculate one person per
7 bedroom, and there are bedrooms that will
8 have more than one person in them, that's 46
9 new people to our street which is more than a
10 50 percent increase in density occupants to
11 our street.

12 I also have very much concern about the
13 layout as it relates to bedrooms. As you
14 heard, there are internal study areas, there
15 are four of them; two on the first floor, two
16 on the second floor. There are also study
17 areas on the first floor and second floor,
18 again, totaling four for a total of eight.
19 Particularly with the internal study areas, I
20 can very easily see those particular areas
21 converted to bedrooms. There's nothing to

1 prevent that as a practical matter.

2 As far as the third floor is concerned,
3 I think it is disingenuous to say that we
4 have nine units with nine bedrooms. Five of
5 the units in the back -- there's actually no
6 specific designation as to where the bedrooms
7 are. The three that are triplexes actually
8 refer to mezzanine areas. And, again, I
9 could see the mezzanine areas being packed
10 with people, and I don't think it's accurate
11 to say that there's only going to be a one
12 bedroom and therefore one person occupying
13 those particular units.

14 As far as the amendment goes on the
15 fill-in provision, there was much discussion
16 about that and it was changed so that
17 previously as a matter of right an owner
18 could put fill-ins as long as he stayed
19 within the present structure. But now the
20 Planning Board has discretion in that regard,
21 they may allow the fill-in, again, subject to

1 the Special Permit process. I would submit
2 to you that the third floor plans still need
3 to be rethought extensively.

4 As far as parking is concerned, I read
5 the parking analysis and I will give you my
6 personal observations as far as parking are
7 concerned. There was one night that the
8 parking consultant went out, I look out my
9 front window 10:30 every night and 7:30 every
10 morning, Saturday and Sunday, and there is
11 very rarely a parking space to be had on the
12 street. There might be a few at nighttime
13 towards Massachusetts Avenue. The street
14 cannot take one more car. As far as the
15 methodology of the analysis, one particular
16 defect that I saw was that there was no
17 analysis at all as to the impact that guest
18 passes, residential guest passes, would have
19 on off-street parking. And on parking I want
20 -- the word really is the street. We want to
21 keep cars off the street. I can certainly --

1 if we have 27 units, we have 27 guest passes.
2 If only five of them are being used at any
3 one time, the street can't take that.

4 The second methodology portion of the
5 analysis, which I question, is this business
6 about charging the tenants for the parking
7 spaces. There are many different factors I
8 know that go into a decision as to whether
9 you're going to rent a particular unit, but
10 if you're going to rent the unit, I don't
11 think whether -- if you have a resident
12 sticker, I don't think whether you're going
13 to have to pay for parking is going to be a
14 big deal. You're going to put it out in the
15 street. I think metrologically that the
16 analysis needs to go further.

17 Finally as far as the street and the
18 parking --

19 HUGH RUSSELL: Wrap it up, please.

20 ATTORNEY KEVIN CRANE: Okay.

21 The water main, the water board, it was

1 recommended that the developer take care of a
2 new water main.

3 And then finally on the intent of 5.28
4 which Attorney Hope referred to earlier, I
5 want to quote a section about that, too. And
6 that's 5.28.2c. It states: (Reading) The
7 intent of the Ordinance is to establish a
8 framework of development standards and
9 criteria within which existing
10 non-residential buildings that are out of
11 scale and character with surrounding
12 residential uses can be converted to housing
13 of an appropriate style and density while
14 limiting potential negative impacts on
15 neighbors.

16 I leave my neighborhood to your good
17 hands and I hope that you will satisfy that
18 intent.

19 Thank you.

20 HUGH RUSSELL: Thank you.

21 And the next speaker is Young Kim.

1 YOUNG KIM: Since the room is full
2 of people and I don't want to figure out
3 trying to set up the laptop, so I'll make a
4 quick presentation.

5 My name is Young Kim. I live at 17
6 Norris Street which is about diagonally
7 across from 40 Norris Street.

8 CHARLES STUDEN: Could you pull the
9 mic a little closer.

10 YOUNG KIM: I'm retired and my wife
11 will be retiring shortly and we intend to
12 live out our time and age -- time from the
13 house and pass the house down to our children
14 to enjoy the quiet neighborhood, and that is
15 what I'm fighting for, to preserve the fabric
16 of the neighborhood.

17 First thing, I'd like to thank
18 Doctor Rizkallah and his team doing a great
19 team of introducing the new improvements, and
20 I like to thank all the people involved in
21 the city who helped designate the property as

1 a landmark and also to pass the amendment
2 5.28.2 to set clearer goals for and
3 expectation of conversion.

4 Many of our neighbors' concern, the
5 question had not been adequately addressing
6 to community outreach meetings we had, I
7 believe you have the original set of
8 questions that we submitted to
9 Doctor Rizkallah. The reason I did that is
10 on our first list we set, we included the set
11 of recommendations which was left out in the
12 community outreach report. The -- and so
13 Attorney Crane said density is our biggest
14 issue. And proposed 27 unit to put it
15 another way, and there is 52 housing unit on
16 the street and 27 unit plus two commercial
17 unit is well over 52 increasing the number of
18 housing units and that's just not counting
19 the number of bedrooms, it's the number of
20 unit that is allowed.

21 Parking lot, okay, it was touched upon,

1 but I like to bring a couple things. We sent
2 our recommendations for strengthening the
3 criteria for doing the parking analysis
4 because just doing comparative studies not
5 sufficient we believe. The -- and also in
6 the report, even though it very -- our
7 finding of how full the on-street parking is,
8 it used three out of five comparable project
9 were located on Mass. Avenue and behind Fresh
10 Pond when there are no other one, two, or
11 three-family housing so how can you judge the
12 impact on surrounding residential units.

13 And -- okay, I'm not going to touch
14 upon things that Attorney Kevin Crane spoke
15 about.

16 Now, the other thing is last -- in June
17 Mr. Dash sent us a memo. And he estimated
18 based on then proposal of 23 units, he
19 estimated 20 to 29 car ownership. Now, if I
20 extrapolate that to 27 unit and not counting
21 the two commercial space, that goes to 23 to

1 34 car ownership. And 27 is not going to cut
2 it.

3 Now, I discovered new statistics from
4 Ms. Clippinger that there were 65 residential
5 parking stickers issued to 52 households on
6 2011. And that comes out to be 1.25. And
7 assuming, if I extrapolate that, that comes
8 out to be close to up to 34 each matches
9 Mr. Stuart's estimate.

10 Setback on the close to five feet. I
11 contest that changing the window, I for one
12 will find it at least (inaudible) the
13 commission, because one reason is that when I
14 researched car building in Somerville, they
15 were going through -- they went through Phase
16 II which was putting living spaces down in
17 the basement, and one of the biggest problems
18 that they run into was they, was being shown
19 the window. So if you want, I can pull that
20 information for you and get the copies of all
21 those hearing notices.

1 To one more thing on the (inaudible),
2 it's now on the national register of historic
3 places of 1984 and locally designated in
4 1985. And by the way, Ms. Burks said the
5 Commission did a really great job of doing
6 the research, and I found that in my house
7 was the second house that was built on Norris
8 Street. And I love that house.

9 Floor plans. Okay, one thing that I
10 like to point out to you is that the plans
11 that you receive is dated November 17th which
12 we reviewed at the November 29th community
13 outreach meeting. Since then we received set
14 of updates. Then we would -- we found a lot
15 a lot of inconsistencies. And I personally
16 met with Jai and he was very good in
17 explaining the reasons, and there were errors
18 in the drawings. And now he -- what he
19 presented to you is quite different from what
20 we reviewed.

21 And one thing that's really missing is

1 the -- I was told that we submitted to
2 Historical Commission is the roof and
3 penetration plan. That would be very
4 important to see how tall, how high to come
5 out, and what impact it would have.

6 HUGH RUSSELL: Could you sort of
7 wrap things up?

8 YOUNG KIM: Okay. I'll give you a
9 couple of recommendations.

10 Since this is the first case of amended
11 5.28.2, you have to set a clear precedent
12 and to do that we'd like to request a review
13 of the plans by a joint team of the Planning
14 Board, the Inspectional Services Ordinance
15 Committee, Doctor Rizkallah's team as well as
16 our neighbor. We all have to sit down
17 together because everybody has different
18 outlook, different perspective, and different
19 set of questions. Several answers that I got
20 when I said well, this is what we found, we
21 talk to Inspectional Services but it's okay.

1 But they didn't --

2 HUGH RUSSELL: Okay. Could you wrap
3 it up, please?

4 YOUNG KIM: So we would like to
5 recommend only duplexes, and not to use the
6 attic space, and the combined duplex -- make
7 a duplex in the, you know, outer wings. And
8 in my letter I sent you a picture of what it
9 might look with all the windows. And it's
10 not just from the very close by, this is from
11 the Shea Road which is 700 -- 600, 700 feet
12 away. Sorry to take so much time.

13 HUGH RUSSELL: Okay, thank you.

14 Next speaker is David Bass.

15 DAVID BASS: Hi, David Bass,
16 B-a-s-s. I have lived at 23 Norris Street
17 for 24 years, and as founder of the North
18 Cambridge Family Oprah Company I'm heavily
19 invested in this neighborhood. My thanks to
20 the Planning Board for this opportunity to
21 speak. And the plans that we have before us

1 are a significant improvement over what we
2 saw last year. I'm appreciative of that,
3 too, but I'd like to address two issues that
4 still trouble me.

5 The first is the calculation of common
6 space. Last Friday, I was able to spend a
7 few hours with the de-sized plans, double
8 checking the values for the residential,
9 commercial, and common space areas reported
10 in within the plans and I discovered that the
11 common areas were calculating, including the
12 thickness of all the exterior walls, and
13 including the two chimneys, defining those as
14 common areas rather than as part of the GFA
15 of the units to which they were adjacent. In
16 other words, the cross-sectional area of the
17 bricks between the interior wall and the
18 outside of the building was defined as common
19 area and counted as such. Of the new 5.28
20 defines common areas as, quote, hallways,
21 stairway, lobbies, fitness recreational

1 spaces, common storage areas, above-grade
2 parking facilities, laundry, and other
3 resident services or approved non-residential
4 uses, end quote.

5 Exterior walls are not compatible with
6 this definition. But if you include them in
7 your calculation anyway, the common and
8 commercial areas of the plan sum to 31.4
9 percent of the total GFA satisfying 30
10 percent requirement of the new 5.28. But if
11 you treat the external walls as part of the
12 adjacent units, the sum is then 26.6 percent
13 which is well below the requirement and the
14 plan would violate the Zoning Ordinance and
15 cannot be approved in its current form.

16 The second issue is the treatment of
17 what is currently attic space. The plan that
18 has been presented proposes to turn each
19 attic in the two wing areas into a studio
20 apartment and to use the center section attic
21 as a third floor in three of the units. The

1 third level of a triplex. I'm actually not
2 quite clear as to what the plans mean because
3 there's an inconsistency between where the
4 five and seven-foot lines are depicted in one
5 of the figures and where the units are
6 depicted as going out to in another.

7 So, anyway, this -- what this results
8 in is a peppering of the beautiful slate roof
9 with skylights and it will entail additional
10 heating and cooling costs and for the benefit
11 of only two windowless studio apartments in
12 the wings, and increasing slightly the enter
13 section apartments.

14 PAMELA WINTERS: Sir, could you
15 please wind down your comments?

16 DAVID BASS: I will wind up.

17 PAMELA WINTERS: Thank you.

18 DAVID BASS: I just to say that this
19 is a really glorious building, and my hope is
20 that it will be developed as graciously on
21 the inside as it currently appears on the

1 outside. And I hope you share that sentiment
2 as well.

3 Thank you.

4 HUGH RUSSELL: Thank you.

5 Next speaker is Dan Burtco (phonetic).

6 DAN BURTCO: I'm Dan Burtco. I live
7 at 13 Norris Street. And I'm very happy with
8 most of the changes, not quite there. The
9 parking area is very tight. It's built to
10 code, but it's -- there's not an inch to
11 spare. There's the, I think, the maximum
12 number of small car, compact car spaces, this
13 is all dependent on everything working just
14 right. We've talked about the fact that our
15 neighborhood is unusual with one and a
16 quarter cars per unit, and our units are not
17 that much bigger than the two people per unit
18 that might be typical. Our end of the street
19 near Mass. Ave., we have a number of
20 restaurants and bars and that means that from
21 dinner hour until about eleven o'clock, the

1 street gets even more loaded. So as far as I
2 can tell there really aren't any extra spaces
3 available to spill out on to the street.
4 Those extra spaces in front of the school are
5 filled virtually every night. And as a
6 resident towards Mass. Ave., I often have to
7 park at the meters until the restaurants
8 close so that I can then regain a parking
9 space near my house.

10 You could solve the problem of the
11 tight parking. The question here is that
12 this is maxed out to the most available. The
13 there's a maximum number allowed. But
14 there's among certainty as to whether or not
15 we're going to overflow parking. If you
16 reduce the number of units, you should reduce
17 the parking demands, you could make the
18 parking lot a lot easier to use. If you can
19 imagine the tightest possible parking,
20 parking is always going to be hard. Parking
21 after a winter storm, we're getting all kinds

1 of promises that the snow will be cleared,
2 maybe it won't work so well. We have a
3 couple of ugly spaces. The spaces under the
4 eaves on the wings is only lit with
5 skylights. They would make good -- I'm
6 sorry, they would make good storage spaces.
7 The skylight spaces are just not all that
8 attractive. I understand there's a need for
9 (inaudible) those are the worst of that
10 because they're not normal spaces. Many of
11 the other spaces are quite beautiful.

12 The basement level spaces, there's two
13 residential areas, units in the front, there
14 are provisions for commercial use space.
15 During the daytime, because of where we live,
16 the reason that we're 1.25 is that many of
17 the our neighborhood residents leave for
18 outbound commutes so there's a lot of parking
19 on the street. Parking during the daytime is
20 not a problem. So extra commercial space in
21 the basement is probably something we would

1 support. I understand there might have to be
2 some relief for that because it might trigger
3 some sort of parking requirement, but that
4 does not seem insurmountable.

5 As far as the skylight, the historical
6 nature of the building, if you eliminated the
7 eave units you would eliminate ten of the
8 skylight fenestrations. And there are also
9 some of the most visible ones left.

10 Our architect here is smart enough to
11 remove the ones from the front of the
12 building which are noticeable by everybody.
13 And the ones on the eaves are next noticeable
14 and that space is the ugliest.

15 PAMELA WINTERS: Could you wind down
16 your comments?

17 DAN BURTCO: Last thing.

18 PAMELA WINTERS: Okay.

19 DAN BURTCO: Our parking data shows
20 a little worse than what the city study
21 shows. We live on the street. We know how

1 bad it is. If in the future the developer
2 wishes to convert perhaps those basement
3 units from commercial back into residential,
4 I think maybe we wouldn't be opposed to that
5 if it turned out that we were wrong and that
6 the -- in fact, there's plenty of parking.
7 There's plenty of parking we don't
8 particularly object to the redevelopment of
9 those units, but it would be much safer to
10 start with less units and add them later. I
11 don't think in the history of the 5.28
12 there's ever been any units removed. So...

13 And there's one last point. There's
14 the -- this may -- the covenant from the
15 Catholic Church Club Act for 50 percent in
16 profits turned into condominiums, that
17 expires September 2015 and that's not that
18 far away. So I just ask that you keep that
19 under consideration, whether rental units or
20 condos require more requirements, you should
21 deal with whatever one requires more because

1 i t' s certai nly possi ble that they wi ll become
2 ei ther.

3 Thank you.

4 HUGH RUSSELL: Thank you.

5 And next is Sue Hall .

6 SUSAN HALL: Good eveni ng. My name
7 is Susan Hall and I live at 23 Norri s Street
8 diagonal ly across the street from the 40
9 Norri s Street proj ect.

10 First I' d like to thank the Planni ng
11 Board for thei r attenti on to the 40 Norri s
12 Street proj ect, and I' d also like to thank
13 you for your i nput and recommendati ons to the
14 process that led to the amendi ng of the
15 Zoni ng Ordi nance, pri mari ly Secti on 5. 28. 2.

16 Wi th thi s new ordi nance the devel opment
17 has come a long way towards bei ng a fi t wi th
18 the nei ghborhood. The number of uni ts and
19 bedrooms have been reduced. Two
20 non-resi denti al uni ts have been added. The
21 thi rd floor wi ndows are left i ntact wi th

1 Lofts at the intermediate level. However,
2 please recall that this property is one of
3 the most egregious in the history of 5.28
4 project in terms of the ratio of the size of
5 the building to the area of the lot with
6 respect to what would be allowed as of right.

7 It is my feeling that this project is
8 still far too large to be considered, to
9 paraphrase the Zoning Ordinance, housing of
10 an appropriate style and density which limits
11 the potential negative impacts on the
12 neighbor. And a good way to see this is by
13 examining the parking lot. Again, and people
14 have already talked about the parking so I'm
15 not going to go into this. But let me just
16 say that with 26-full size and compact spaces
17 and two handicap spaces to service a building
18 with 27 residential units, two
19 non-residential units and potentially as many
20 as 27 visitor permits, that's not enough
21 space.

1 On the other hand, the parking lot is
2 already crammed with spaces, cars parked up
3 almost against the building and almost up
4 against the back fence. An obvious
5 conclusion here is that there just isn't that
6 much parking available on the site, and there
7 certainly isn't excess parking available on
8 the street. So it's a good development that
9 fit in with the neighborhood would propose a
10 much smaller number of units which the small
11 parking lot could comfortably accommodate.

12 Instead this project fills up almost
13 every cubic inch of space in the building and
14 appears to completely max out on all of the
15 new Zoning Ordinance requirements. And
16 speaking of the requirements, as you know,
17 there's some very complicated calculations
18 that must be done in order to determine
19 exactly what the GFA and the allowed number
20 of units are for any given development.

21 The preliminary set of plans that were

1 provided by the developer were quite
2 confusing particularly with regard to the
3 third floor, and in fact, with the public
4 meeting that we had with the developer we had
5 the impression that most of the living area
6 in the front two units and in the back two
7 units was actually on an in-fill level, and
8 that the attic space was only used for the
9 three central units. That's how it was
10 described to us and that was how it was --
11 the cut away, the section was -- that was
12 what that showed.

13 In any case, so I think I have now a
14 better sense of what is actually intended
15 although I'm still not sure how living space
16 goes all the way up to the edge when it looks
17 like the roof slopes down to the edge. So
18 I'm not sure how there's enough space to fit
19 living space all the way up to the edge. I'm
20 just about done.

21 PAMELA WINTERS: Okay.

1 SUSAN HALL: Okay, sorry.

2 So I guess -- and there were some other
3 errors in the initial plans, including, you
4 know, some (inaudible) errors.

5 So what I would ask is that before this
6 project is approved, that the developer's
7 numbers be verified by someone independent of
8 the development process just because it's so
9 complicated and because this is the first
10 time that this process has ever been used.
11 And I would also strongly suggest that even
12 if 27 units would be allowed according to the
13 Zoning Ordinance, that the ideal size of this
14 development of this huge, old building on
15 this tiny, little lot is a much smaller
16 number of units.

17 Thank you very much for your time.

18 HUGH RUSSELL: Thank you.

19 Lois Carrn.

20 LOIS CARRN: I'm Lois Carrn. I'm at
21 13 Norris Street. That's C-a-r-r-n.

1 Quality of life, maintaining our
2 quality of life is what we're seeking. The
3 fact remains that 40 Norris is a large
4 building on a small lot in an already dense
5 neighborhood. The street is tightly parked
6 as is, and as I'm sure you're aware, the cars
7 from the new development will overflow on to
8 the street. At 70-years-old I can walk from
9 my car carrying my groceries. A neighbor my
10 age is not so lucky and has trouble walking.
11 Winter in New England makes life even harder
12 for him. We attempted to include a density
13 cap in the revised 5.28 rules, but we were
14 unsuccessful. What we are left with instead
15 is more bedrooms. Fewer units but more
16 bedrooms. Quality of life is what we're
17 seeking and it's now in your hands.

18 I have a little note here from Young.
19 And he wanted to clarify that Sean had said
20 that parking in the front of the school was
21 turned into residential parking, but it was

1 always residential parking after school hours
2 and he wanted me to clarify that.

3 Thank you.

4 HUGH RUSSELL: Thank you.

5 Next speaker is Tom Gould. My
6 colleagues have reminded me of something I
7 often say which is if you agree with somebody
8 before you was said, you don't have to say it
9 again, you can just say you agree.

10 There are a lot of people on this list.

11 TOM GOULD: Hi, I'm Tom Gould on 35
12 Rice Street, immediately behind 40 Norris
13 Street. I thank the Planning Board for
14 obviously taking a long time to hear this
15 issue.

16 I'll start off by saying I agree, I
17 think Sue Hall is very succinctly described
18 my objections or the overall concerns, too
19 big of a structure -- putting too big of a
20 structure on too small of a lot.

21 That said, I'd like to congratulate

1 Doctor Rizkallah for consulting a
2 professional team and providing a credible
3 and much improved design over what we saw
4 earlier this year.

5 I sent a letter to you all and to
6 Ms. Paden earlier. I won't go over all those
7 issues. I'll just say one dramatic issue
8 which is we had very good description of the
9 architectural details of this design, but not
10 really how will people live in this
11 structure? Who is it designed for? Who is
12 going to accommodate families well? Will it
13 only be useful for groups of unrelated
14 roommates? Particularly for the larger
15 units. I know one feature in the basement
16 which makes me wonder which is a laundry room
17 which has -- depicts two washers and two
18 dryers for a building of 27 units. I don't
19 know any family with small children for whom
20 that would be a good fit.

21 That said, thank you all for your

1 consideration and I appreciate -- and to the
2 degree the fate of our neighborhood is in
3 your hands and I trust you'll do a good job.

4 Thank you.

5 HUGH RUSSELL: Thank you.

6 Sophia Schrauwen.

7 SOPHIA EMPARDOR SCHRAUWEN: I put
8 together a quick graphic to help explain my
9 short statement. My name is Sophia Empardor
10 Schrauwen. It's S-o-p-h-i-a E-m-p-a-r-d-o-r
11 S-c-h-r-a-u-w-e-n.

12 So I'll read my short statement. Okay.
13 Issues related to parking and the density of
14 units is a quantifiable aspect of this
15 project and many of my neighbors have already
16 addressed this. I want to speak to the
17 committee tonight about the qualitative
18 aspects of the project not easily portrayed
19 in the planning documents. As a direct
20 abutter, there are several issues that will
21 affect and change the quality my family's

1 life and that of my surrounding neighbors
2 regardless of the number of units. I will
3 address three of these issues: Privacy,
4 noise issues, and light pollution. And I
5 forgot to say I live at 37 Rice Street which
6 is directly behind the building.

7 Privacy: The little bit of privacy
8 that we once had in our backyard will now be
9 gone. I ask that the issue of privacy not be
10 forgotten along the way for there is little
11 we can do as a neighbors to remediate this
12 issue. Appropriate fencing and strategic
13 placement of landscape elements, such as
14 trees, will greatly aid with this issue as
15 has been shown in the existing plans, as well
16 as any other recommendations -- remediation
17 strategies the committee can recommend.

18 Noise issues: With the redevelopment
19 and occupation of the 40 Norris building,
20 noise levels will increase dramatically and
21 will be more consistent throughout the day

1 from cars driving in and out of the parking
2 lots and other residential noises, including
3 air handlers, and etcetera. I ask that you
4 encourage Doctor Rikskalja and his design
5 team to continue to look for alternative
6 designs to better mitigate future sources of
7 noise pollution.

8 And finally light pollution. The most
9 recent photometric plans provided to the
10 community show the addition of 20-foot light
11 poles with light shields. The addition of
12 light sources at this height will greatly
13 change the character of our properties.

14 Almost every house that abuts 40 Norris has
15 at least one bedroom that directly faces the
16 building. Having a constant source of light
17 will greatly impact the amount of light
18 pollution of this area. The plans indicate a
19 level of 0.4 to 0.5 footcandles at the edge
20 of the property lines. Organizations such as
21 the Dark Sky Society, assist communities in

1 preparing guidelines that help mitigate point
2 and non-point light pollution in
3 neighborhoods and promote neighborly behavior
4 recommend a level of 0.05 footcandles at the
5 edge of the property lines. These 20-foot
6 light poles in combination of 35 plus windows
7 will completely change the character of our
8 rooms that face 40 Norris as well as our
9 yards. Less intrusive light sources that can
10 avoid light trespassing and light-darkening
11 shades on windows can have great impacts and
12 are only two simple examples of what can be
13 done.

14 I've handed out pictures of what my
15 view of 40 Norris looks like at night. I'm
16 sure you can imagine what this might look
17 like with 20-foot light poles and 35 lit
18 windows. I've shown these three poles are
19 currently indicated in the plans PH1. It
20 will be a dramatic change, but with
21 stringent direction from your committee, the

1 affects can be less invasive on all our
2 lives. A simple light shield will somewhat
3 mitigate the direct lighting but will not
4 have a great impact on the overall
5 conditions.

6 And I encourage the committee, Doctor
7 Rizkallah, and his design team to choose and
8 follow through with solutions that promote
9 good neighborly behavior both in the design
10 process, implementation, and management of
11 the building. Now is the time to make smart
12 design decisions that maintain as much of the
13 original character of our neighborhood as
14 possible and prove to us, the neighbors, that
15 this project will be an asset to the
16 community and not a detrimental change.

17 PAMELA WINTERS: Thank you.

18 HUGH RUSSELL: Thanks.

19 Next speaker, I can't read the last
20 name, I'm guessing it's Jeanne Fong. It
21 might be.

1 JEANNE FONG: Yes, it is.

2 HUGH RUSSELL: Good.

3 JEANNE FONG: Good evening to the
4 Members of the Board, and thank you for the
5 opportunity of addressing you. My name is
6 Jeanne Fong, J-e-a-n-n-e F-as-i-n-Frank-o-n-g.
7 I'm the owner of 51-53 Norris Street, a
8 two-family house in which I've resided for
9 the past 19 years. I've been a homeowner and
10 resident for North Cambridge for 30 years,
11 and a resident of Cambridge for approximately
12 38 years. I've raised my family in North
13 Cambridge, and I hope to live in Cambridge
14 for my retirement.

15 The Zoning Ordinance of the City of
16 Cambridge in Section 1.30 entitled,
17 "Purpose," includes the following: (Reading)
18 It shall be the purpose of this Ordinance to
19 lessen congestion in the streets; conserve
20 health; to secure safety from fire, flood,
21 panic, and of danger; to prevent overcrowding

1 of land; to avoid undue concentration of
2 population; to conserve the value of land and
3 buildings.

4 Section 5.28 which permits the
5 conversion of 40 Norris Street from an
6 educational use to the residential use is
7 part of the Cambridge Zoning Ordinance and
8 must be read in the context of the entire
9 Ordinance, including those purposes in
10 Section 1.3. Oh, and should be consistent
11 with and strive to accomplish those purposes.
12 Analogously the development of 40 Norris
13 Street takes place in a neighborhood which is
14 in a Res B Zoning district. As such, the
15 development of 40 Norris Street should
16 preserve and be harmonious with the character
17 of the neighborhood and be consistent with
18 the Res B Zoning District in which it is
19 located. The instant application for a
20 Special Permit has a number of proposals
21 which the neighborhood finds objectionable,

1 and those have been or will be addressed by
2 others here.

3 I wish to point out the following: The
4 proposal to add 29 units, residential or
5 otherwise, will increase the number of units
6 on Norris Street from approximately 52 to --
7 excuse me, 81 units, an increase of almost 60
8 percent on this small solely residential one
9 way street.

10 Mr. Crane and Mr. Kim have already
11 covered the potential increase in the number
12 of residents. Both of these items will not
13 lessen congestion on the streets, it will not
14 avoid undo concentration of population, and
15 will not conserve the value of land and
16 buildings.

17 No. 2, the addition of 27 residential
18 units and two commercial units will likely
19 generate the need for more than the 28 spaces
20 planned for the parking lot.

21 Extrapolating from the AC assessment

1 there will be a projected need for 34 spaces
2 or even more, depending on the number of
3 inhabitants, car owners per unit. Since the
4 parking lot will not be large enough to
5 accommodate all potential needs, all vehicles
6 without a space will likely need to park
7 somewhere in the neighborhood. This, too,
8 will not lessen congestion in the street or
9 conserve the value of land and buildings.

10 I'm wrapping up.

11 PAMELA WINTERS: Okay.

12 JEANNE FONG: Thank you.

13 The maximum ratio of floor area to the
14 area in a Res. B District is 0.5, for 5,000
15 square foot lot. As the lot becomes larger,
16 the FAR decreases to 0.35. The FAR proposed
17 development is 1.8 or more than three times
18 the FAR in a Res. B District. This will not
19 avoid undo concentration of population nor
20 will it prevent overcrowding of land nor will
21 it conserve the value of land in buildings.

1 The application presented to you tonight is
2 filled with many flaws and defects and many
3 of us present believe that it does not meet
4 the requirements of Section 5.28, and
5 therefore, the Planning Board should deny it.
6 Of equal importance is that approval of the
7 Special Permit in this instance will not only
8 fail to achieve the purpose of the Zoning
9 Ordinance, but it will also be inconsistent
10 with these purposes.

11 Thank you for your attention to this
12 matter.

13 HUGH RUSSELL: Thank you.

14 Lilla Johnson.

15 LILLA JOHNSON: Good evening. My
16 name is Lilla Johnson, L-i-l-l-a
17 J-o-h-n-s-o-n.

18 I live at 23 Rice Street. My parents
19 bought the house in 1947, and I grew up in
20 the house. I moved away for 20 years and I
21 came back in 1998 when my dad needed a little

1 hel p. He passed away in 2003 so I've been
2 i nvolved wi th the nei ghborhood my enti re
3 l i fe. And I want to thank you in advance for
4 your careful revi ew and thoughtful
5 consi derati on for the plans for 40 Norri s
6 Street. And I was gonna talk about the
7 conversi on of the bui l di ng and needi ng to be
8 the fact that i t's precedent setti ng, but I
9 thi nk you al ready know that.

10 The i ssue that i s i mportant to me i s
11 the roof. I have a l ovely vi ew of the
12 bui l di ng. I t's ri ght there. I 'm one off
13 from bei ng a di rect abutter on Ri ce Street.
14 The roof i s l arge, i t's beauti ful , and i t's
15 vi si ble from a si gni fi cant di stance. We have
16 pi ctures from the opposi te si de of Mass. Ave.
17 You can see i t from Hol l i s Street, Dudl ey
18 Street, and any pl ace, especi al l y when the
19 l eaves are off. The slate roof shoul d not be
20 touched.

21 The l i vi ng space on the uppermost thi rd

1 floor and other areas is dependent on the
2 skylights. The skylights will provide for
3 those units the only natural light and
4 natural ventilation should these areas
5 necessitate an installation of the skylights
6 even be considered as living space never mind
7 a bedroom. Maybe there should be designated
8 as non-living spaces. Possible uses are
9 common storage, common area, and storage has
10 no need for natural light or ventilation.
11 Plus ceiling height is not an issue. If you
12 look at the plan that Mr. Khalsa had, A-103,
13 the roof slants and look at what's under the
14 slants. There's five foot and seven foot
15 designations, and there's things there that I
16 don't think they have enough clearance.

17 The building should be developed to
18 have a positive influence on the
19 neighborhood. It should fit in with the
20 existing density allowing for adequate off
21 street parking. And it needs to conform to a

1 minimum of the one-for-one for the units.
2 The building should be designed to take the
3 best advantage of the beautiful building
4 design, the large windows, and the lovely
5 slate roof.

6 You heard about the need to upgrade the
7 water and sewer services to the building.
8 The gas services probably need to be
9 upgraded, also if the building even has gas
10 service currently.

11 And also I'd like to ask the -- that
12 there are no holes in the roof for plumbing
13 or gas venting.

14 Parking. During the winter the snow
15 slides off the building and tumbles down.
16 Until I started working with my neighbors, I
17 thought the noise was coming from my
18 next-door neighbor not from the building, the
19 roof of the school. Parking against the
20 building will cause significant damage to any
21 of the cars that are parked there. The

1 developer is asking for relief from the
2 ten-foot setback from the living spaces and
3 this is where the snow usually goes. He also
4 promised a five-foot setback from the new
5 fencing along Rice Street for plantings. I'm
6 not sure how these two setbacks would work
7 and still allow the 27 parking spaces.

8 PAMELA WINTERS: If you could wind
9 down your comments, please?

10 LILLA JOHNSON: Sure.

11 PAMELA WINTERS: Thank you.

12 LILLA JOHNSON: The 27 parking
13 spaces include spaces that are designated,
14 its compact, and with this result the same
15 compact spaces that are in the lot at Porter
16 Square. I don't know if you go there, but
17 anything larger than a Hugo is too big. So
18 I'm asking that you give this project your
19 careful consideration. Please preserve the
20 fabric of the neighborhood.

21 Thank you.

1 HUGH RUSSELL: Thank you.

2 Mari a Goul d.

3 MAURA GOULD: Hi , good eveni ng.

4 Thank you. My name is Maura Goul d. I live
5 at 35 Ri ce Street di rectly rear abutti ng. I
6 have the least screeni ng on our Ri ce Street
7 property. I have two young chi ldren that I'm
8 rai si ng in Cambri dge. I thi nk that a lot of
9 nei ghbors have come here toni ght to express
10 most everythi ng that I wanted to say, but I
11 do want to say that there are a lot of peopl e
12 who aren' t here toni ght. My husband just
13 l eft to go home and pay our baby-si tter so
14 that we coul d come here. We don' t go out a
15 lot. We pay more for baby-si tters because we
16 care about thi s project then we do to go out
17 to movi es and spend ti me together. I thi nk
18 there are a lot of nei ghbors wi th young
19 chi ldren who aren' t here because they work
20 hard, they have two j obs, they have young
21 ki ds, and they can' t be here so I want you to

1 consider those people, too. I also want you
2 to consider my neighbors who are 85-years-old
3 who live on the other side of Lilla, who
4 we're getting that wonderful wooden fence,
5 and I appreciate the upgrades that they've
6 done to the project. But I think an
7 attractive chain link fence that's still
8 going to exist on the sides, I've never seen
9 an attractive chain link fence. So my
10 85-year-old neighbor who can't be here
11 because she is unable to can't go to these
12 meetings and advocate for her needs, so I get
13 the wooden fence and she doesn't. And I just
14 want to make sure, you know, I'm not an
15 architect, I'm not a planning person. I just
16 don't know what all these rules are and I
17 don't know what the possibilities are. And
18 my biggest fear is the things we're not
19 asking for that when this building is built
20 then we're stuck with these things, and we're
21 saying oh, my, I didn't know about such and

1 such. You know, I'm just a little nervous
2 about the fact that this developer has bought
3 other properties in our neighborhood. He's
4 bought properties on Rice Street. He's
5 bought properties on Cedar and on Norris.

6 On Cedar Street he's talked about
7 putting a parking lot in the back of that
8 property if we're complaining about parking.
9 You know, that makes me uncomfortable. He
10 says it's not in his plan, but it's a
11 possibility. You know, why should that be
12 leverage? Why should that be a discussion
13 that I have to worry about? Now another one
14 of my neighbors is going to have parking lots
15 in their backyards? I love Cambridge. We
16 live here because it's a wonderful, wonderful
17 city. There are few places in this country
18 as wonderful as Cambridge. It's not a big
19 city like Boston or New York or Chicago.
20 It's not a suburb like all the places around
21 Cambridge that are wonderful for different

1 reasons. Cambridge is unique. And I think
2 Sean Hope used the word unique. I live in
3 Cambridge because it's unique. I want to
4 have a unique building that fits into our
5 neighborhood and that makes it remain a
6 wonderful place to live.

7 Thank you so much.

8 HUGH RUSSELL: Thank you.

9 Paul Ayers.

10 PAUL AYERS: Hi, good evening. My
11 name is Paul Ayers, A-y-e-r-s. I live at Two
12 Drummond Place. I'm the owner and also a
13 resident there. It's the private way just to
14 the other side of the building.

15 I guess just a couple of points just to
16 separate some week from the chef I guess.
17 One comment would be this room might be
18 eloquent but it's definitely not comfortable.
19 And yes, we don't want the same thing for the
20 school. You can have something that's
21 eloquent and meet code, but it doesn't

1 necessarily meet the fabric of the
2 neighborhood.

3 It's quite amazing how many neighbors
4 continue to show up. My kid's five days old.
5 It's obviously important to the neighborhood.

6 A couple of things; about four
7 different things I picked up. One is a lot
8 of inconsistencies as we move through this
9 process, and so I'm not quite sure how we can
10 get to any point of an agreement here
11 tonight. There's wrong fence lines in
12 drawings. You also have different versions
13 of drawings than we have. And as you've
14 heard, there are some differences on how
15 calculations of GFA are done.

16 There's also some incorrect information
17 flowing around. There's an emergency access
18 showing onto Drummond Place. That was
19 indicated as asked for by the city, which is
20 not the case. The city never asked for it,
21 yet it's showing. If that goes through,

1 there will be two less parking spaces that
2 are off street currently. They're currently
3 on Drummond Place, those as parking spaces.
4 There's also comments made that there were
5 seven parking spaces added back to the
6 streets as removal as a change from the
7 school. They aren't seven parking spaces.
8 Yeah, they turned over at night. There were
9 definitely not seven spaces, maybe three or
10 four at best. So a little bit of incorrect
11 and inconsistent information.

12 Also every time I come to the meeting,
13 I do hear new information. I do think it's
14 the function of the process and the change
15 from the old 5.28. New information I heard
16 tonight had to do with dedicating or already
17 looking to have commercial space, have an
18 entrance off the Drummond Place. That being
19 the main point of entrance. Didn't hear that
20 until the first time tonight.

21 Heard something about a transformer. I

1 di dn' t see where it was on the drawi ng. I
2 just saw a lot of hand wavi ng. And
3 defi ni tel y I had a total l y di fferent
4 understandi ng of how the front dupl ex worked.
5 The earl i er drawi ngs we recei ved di dn' t match
6 the drawi ngs that I saw toni ght.

7 And the last thi ng I guess i s a poi nt,
8 I heard a coupl e of wai vers bei ng requested,
9 but I di dn' t see them tal ked to when we had
10 drawi ngs i n front of us. They were tal ked to
11 rather than showi ng us exactl y what they had
12 on the drawi ng. So, as a process, I guess
13 i t' s process of l earni ng, changi ng rul es from
14 the old 5.28 to the new 5.28.2, and as we go
15 al ong just seei ng a lot of i nconsi stenci es
16 and (i naudi bl e) i nformati on. So, as one of
17 the nei ghbors suggested, perhaps some sort of
18 i ndependent revi ew and veri fi cati on mi ght be
19 prudent as thi s i s the fi rst ti me i t' s goi ng
20 through. We hate to have the false fi rst
21 step put i n.

1 Thank you.

2 HUGH RUSSELL: Thank you.

3 Next is Karel.

4 BRENT KAREL: Hi, thank you. My
5 name is Brent Karel, K-a-r-e-l. I'm at 60
6 Norris Street. I want to say briefly I agree
7 with many of the other neighbors and our
8 wonderful neighborhood group about the issue
9 of density, and I just wanted to add we don't
10 have a car and we support this stated goal of
11 the developer to attract car-free tenants.
12 And I appreciate the things that are done in
13 this design such as adding a staircase easily
14 accessible to this bike storage area even
15 with a little ramp on it so you can walk your
16 bike down. It's fantastic. But with
17 providing -- but it could do much more. One
18 bike per tenant or one bike per unit is not
19 gonna be sufficient to actually attract
20 non-car owning people. And to attract
21 non-car owners, real incentives would be a

1 wonderful thing which would be more than one
2 bike space per unit. We are two people and
3 we have three bikes.

4 Another real incentive would be to have
5 one or two ZipCars in the lot which would not
6 only be wonderful for people in the building,
7 but also a real contribution to the
8 neighborhood.

9 Thank you.

10 HUGH RUSSELL: Thank you.

11 George McCray.

12 GEORGE McCRAY: I'm nervous now.
13 First of all, before I say anything I'd like
14 to recognize the emotion in Maura because
15 Maura is speaking as a residential owner with
16 children. And when we talk about residents,
17 we're talking residential owners as opposed
18 to renters. There are a lot of emotions in
19 this because people have grounded themselves
20 because they own the building, they've put a
21 lot of money into it, they're putting their

1 family in there and that's very different
2 than 27 renters who are not invested in the
3 area. Maybe bedroom lives or whatever, okay?
4 So I think what we heard in Maura is what we
5 all feel as residents. We all feel that.
6 And we feel that because we've worked on this
7 project for the last eight months. The last
8 eight months with the Mayor, with the
9 wonderful Community Development Department.
10 Mr. Murphy just left. Wonderful people who
11 made us for the first time feel that our
12 government is willing to represent us as
13 owners. There's a difference than renters.
14 We're not being prejudiced against renters,
15 but renters move in, they move out. I've
16 lived in that neighborhood for 42 years. The
17 first 12 years living at 11 Norris Street.
18 On the remaining years -- I should have said
19 George McCray, M-c-C-r-a-y. I live at 21
20 Mass. Ave. I've lived there since 1980. I
21 own that building. The building owns me.

1 And this is true. This is true.

2 I don't want to be redundant and I will
3 simply say that all you've heard here is what
4 we have discussed at infinitum. We want to
5 work with the developer. We recognize he's
6 invested in that building. We've always
7 recognized it was a non-conforming building,
8 and to all respect to Sean, 5.28 was not
9 designed for 40 Norris Street. It was very
10 clear that it was designed for a
11 non-conforming building in the city.

12 We could have done like many
13 communities did, is go to the city and say
14 this is my problem, solve it. We said this
15 is our problem, let us sit down and solve it
16 with you. We still want to do that. We
17 compliment the developer for what they've
18 done so far, but he's got miles to go. Got
19 miles to go and we'll with him because we
20 want him to succeed in that building. It's
21 going to be difficult because they're

1 renters. If they were owners, it would be
2 very different. You might want to consider
3 that.

4 Thanks very much.

5 HUGH RUSSELL: Thank you.

6 That's the end of the names on the
7 list. Does anyone else wish to speak?

8 Yes, sir.

9 DAVID WEINSTEIN: My name is David
10 Weinstein, W-e-i-n-s-t-e-i-n. I live at 49
11 Norris Street which is diagonally across the
12 street from 40 Norris Street and we've owned
13 our unit since 2005. I don't want to repeat
14 any sort of the details that the neighbors
15 explained those much more clearly than I
16 could. I think in general I want to echo the
17 point about quality of life. Tom did mention
18 that term. Lilla Johnson mentioned the
19 fabric of the neighborhood. Maura Gould
20 mentioned families. Paul Ayers even
21 mentioned a five-day-old, which if I

1 understood correctly, congratulations. And
2 the neighborhood in general I would say there
3 have been a number of people here, and this
4 is something I think I counted on the
5 previous Planning Board meeting. There are
6 people here who grew up as children on this
7 block and sometimes raise their own children
8 on this block or are currently doing that.
9 And I feel like in -- I don't know the
10 statistics, there seems like there's this
11 sort of new generation, including in my own
12 household, kind of rising in this block, in
13 this neighborhood, and without presuming to
14 know how this is achieved in an architectural
15 plan, I'm just very concerned that the use of
16 the units which was mentioned before, the
17 structure of the building, the way it's used
18 now, the way it could potentially be used if
19 units eventually did convert to private
20 ownership, maintains a neighborhood which has
21 a wonderful playground, which has, you know,

1 a density which is manageable but not with
2 slack in it. As a neighborhood where
3 families will continue to be able to raise,
4 stay, look at it not just as a place to live
5 for a few years with a young child, but a
6 place to actually, possibly raise those kids,
7 give it to those kids. A number of people
8 sort of talked about spending the rest of
9 their days on the block, which I hope they
10 do. I enjoy them as neighbors. And I want
11 this to be a block that continues to be like
12 that and it expands out to the neighborhood
13 that way.

14 HUGH RUSSELL: Okay, thank you.

15 DAVID LOUZTENHEISER: Hi. I'm David
16 Louztenheiser, L-o-u-z-t-e-n-h-e-i-s-e-r. 38
17 Rice Street. I live on the third floor,
18 homeowner on the third floor, and I have a
19 sweeping view of the back side of the
20 building. Beautiful roof line and impressive
21 structure that it is. I just want to echo

1 the previous comments about the skylights. I
2 think they makes a significant impact to the
3 aesthetic value of the building having the
4 number of skylights and I would strongly
5 encourage that significantly fewer number of
6 skylights be provided in the final design.

7 I would mention that the Car Building
8 that the people mentioned in Somerville,
9 designed by the same architect, there's no
10 skylights that I recall looking at the aerial
11 photos. So what they've done is they've
12 incorporated higher ceilings in the roof
13 lines.

14 I do want to comment on, again,
15 emphasizing there are two units that have no
16 vertical windows whatsoever. The -- all the
17 light in those windows are part of the -- are
18 on the proposed multiple skylights. I
19 recommend that those two units be part of the
20 third floor -- second floor units in terms of
21 greater ceilings for those units, and in

1 others reducing by two units, eliminating
2 those units and combining with the lower
3 floors.

4 I do have two questions to the
5 proponent.

6 One: There is a dormer window on the
7 top floor in the rear and it looks like from
8 the drawings I looked at that that dormer
9 window is being eliminated. Could you
10 confirm that? It's not part of the units.
11 The two windows in the back. Are they being
12 eliminated?

13 JAI SINGH KHALSA: It is not being
14 eliminated.

15 DAVID LOUZTENHEISER: So, what's
16 happening to those dormer windows? It looks
17 like they're not part of the existing
18 proposed units.

19 AHMED NUR: I'm sorry, could you
20 just address the Planning Board?

21 WILLIAM TIBBS: We can ask the

1 questi ons.

2 DAVI D LOUZTENHEI SER: You can ask
3 that questi on. Okay.

4 The second questi on is with the thi rd
5 fl oor uni ts that have two fl oors above that,
6 it looks l ikes from the pl anni ng drawi ngs
7 that the fl oor hei ght above is ni ne feet,
8 whi ch means actual ly the fl oor hei ght to
9 cei l i ng hei ght is probabl y seven or ei ght
10 feet. So i f you coul d cl ari fy what the
11 actual fl oor hei ght for two out of the -- the
12 fi rst -- the base fl oor, the thi rd fl oor
13 the --

14 HUGH RUSSELL: I understand the
15 questi on.

16 DAVI D LOUZTENHEI SER: I 'm sorry?

17 HUGH RUSSELL: I understand your
18 questi on, thanks.

19 DAVI D LOUZTENHEI SER: And the fi nal
20 comment is that based on comments I 'm heari ng
21 today and it seems the capaci ty of the

1 building, it seems like the appropriate
2 number of units for this is closer, much
3 closer to 20.

4 Thank you.

5 HUGH RUSSELL: Thank you.

6 Michael .

7 MICHAEL BRANDON: Thank you.

8 Michael Brandon, 27 Seven Pines Avenue. I
9 want to thank the Board Members for the
10 attention that you paid during this long
11 hearing until just I came up. I just want to
12 support my neighbors in -- especially in the
13 concerns about unit density, too many units,
14 not enough parking, and one or two hopefully
15 we could ask details on snow removal plans.
16 I hope there's a plan to actually remove the
17 snow and not try to push it into this
18 terribly cramped parking lot design.

19 Also, the air exchange or cooling
20 tower, whatever it's called, in the front
21 yard of the screening, the example that Jai

1 showed seem to me not very well screened in
2 terms of fencing where you didn't have an
3 opaque fence and you didn't have at least
4 certain times of the year, a real visual
5 screen. So if they could explain that more,
6 think of some alternatives.

7 The other big fault was -- or question
8 I had was in terms of trash removal and
9 recycling. It seemed to me that the dumpster
10 looked kind of small. I don't know if
11 there's a plan for perhaps a trash compactor
12 within the building. But those are my
13 questions.

14 Thank you.

15 HUGH RUSSELL: Thank you.

16 Does anyone else wish to speak?

17 ROBERT CASEY: Real quickly. My
18 name's Robert Casey, One Drummond Place.
19 C-a-s-e-y. I echo and support all of my
20 neighbor's comments that have been made so
21 far this evening. It's nice to see you guys

1 here. We don't have to break anybody else
2 new in. The same rack.

3 I'd also like to add these two letters
4 to your packet. I didn't get them in on
5 time.

6 HUGH RUSSELL: Give them to Ahmed
7 and he'll pass them around.

8 AHMED NUR: Thank you.

9 ROBERT CASEY: Thank you.

10 HUGH RUSSELL: Yes, sir.

11 ANDRAS RIEDLAMEYER: My name is
12 Andras Reidlameyer. That's A-n-d-r-a-s
13 R-e-i-d-l-a-m-e-y-e-r. I live at 50 Norris
14 Street. We've owned that for the past 18
15 years. We've lived in Cambridge for 30
16 years, and we are a direct abutter just
17 across Drummond Place.

18 I just want to echo my neighbor's
19 sentiments regarding the extensive density of
20 the new development, the change in the
21 character of the neighborhood, and the

1 concerns of course about parking. Not to
2 mention the impact on the infrastructure that
3 this will have with the disruption to the
4 neighborhood of digging up for new water
5 mains, etcetera. I hope to live out the rest
6 of my days in Cambridge and in this house,
7 and I would like the character of the
8 neighborhood to remain what it is. Obviously
9 the building needs a new use and it needs an
10 appropriate new development in it, but not at
11 this high rate of density.

12 Thank you very much.

13 HUGH RUSSELL: Okay, thank you.

14 Does anyone else wish to speak?

15 (No Response.)

16 HUGH RUSSELL: I see no hands. So,
17 what would the Board like to do? We've heard
18 the testimony. Close the hearing?

19 H. THEODORE COHEN: I suggest we
20 close the hearing to oral testimony but leave
21 it open for any written comments.

1 HUGH RUSSELL: Okay. And are you
2 agreeable?

3 PAMELA WINTERS: I would agree with
4 that.

5 HUGH RUSSELL: Okay. Everybody is
6 in agreement with that?

7 THOMAS ANNINGER: I think it would
8 be good if we took a quick break. We've been
9 at this for a while and I know it's very late
10 but we need to read a little bit.

11 PAMELA WINTERS: Five minutes?

12 THOMAS ANNINGER: Less than that.

13 HUGH RUSSELL: Okay. Five minutes
14 by the clock this time.

15 (A short recess was taken.)

16 HUGH RUSSELL: Okay, we're going to
17 start the meeting again.

18 I'm going to start off with a personal
19 statement which is I'm tired and I've heard a
20 great deal that I want to think about. I
21 don't feel personally ready to delve into a

1 deep discussion on this project.

2 STEVEN WINTER: I concur.

3 WILLIAM TIBBS: I concur.

4 THOMAS ANNINGER: I do think that if
5 we have comments, that would be helpful to
6 the developers for the next time around. I
7 think we should get them out in a crisp a way
8 as we can. I'd like to at least put some
9 things on the table so that we don't have to
10 wait for the next time to make comments that
11 we have on our mind now. I think that would
12 be an extraordinary waste of time and energy.
13 We sat through a lot it would be a mistake to
14 stop now.

15 HUGH RUSSELL: Well, then let's try
16 to do that expeditiously understanding that
17 several of us here kind of have a limit of
18 information.

19 So would someone like to start?

20 WILLIAM TIBBS: Sure, I will.

21 The issue came up of the accuracy of

1 the plans. We know because of filling times
2 and stuff that plans can change. I'd like to
3 make sure that the next time we deliberate
4 this, we actually have plans that actually
5 reflect that you said -- you gave Liza the
6 disc, but it doesn't help us too much. So to
7 make sure we have the plans in front of us
8 that are accurate. And make sure all the,
9 you know, the fire department has asked for a
10 gate on Drummond Street. Make sure those are
11 on the plans and which way it swings.

12 The accuracy of the calculations, I
13 think that's something between staff. Your
14 plans are very clear and I think we should be
15 able to figure that one out. Just so that
16 there's no clarity there.

17 For me, I think, I think I have
18 somewhat of an understanding of some of the
19 bit more complex units, particularly on the
20 upper floors and maybe even in the basement
21 and in terms of the relationship with windows

1 and stuff. But I think if there ever was an
2 opportunity to use something like sketch up
3 or something like sketch up or something to
4 give us the three-dimensional view of what
5 those units are really like as they go up and
6 down the ceiling plates, that would be
7 helpful. I think a lot of, obviously a lot
8 of the people who make comments at the public
9 hearing were just confused about what units
10 and what and where they were. And I think it
11 would be helpful if you could do something to
12 give us a little bit of three-dimensional
13 clarity there.

14 And given sketch up is so easy for that
15 kind of stuff. And I don't know if that's
16 something you typically do, but it's very
17 helpful if you could.

18 I think just, just being able to be
19 clear about snow removal and trash and
20 rubbish removal and stuff like that would be
21 helpful for me. I have a lot comments about

1 -- also the fencing. I remember the comment
2 about not seeing a chain link fence. I think
3 we should see an example. If the landscape
4 architect can give us an example of the fence
5 that -- if you're planning on growing stuff
6 on it, what that might look like so we can
7 get a sense of how well that works.

8 And I have a few comments about other
9 things, but I think from the things that you
10 can do, that's my statement.

11 PAMELA WINTERS: So just going down
12 my list here of things that I jotted down:
13 The water main situation. I thought this was
14 a small item, but two people brought it up
15 about just being two washing machines in the
16 basement. I think that if you have 27 units,
17 that you're going to need more than that.
18 That's just my own personal feeling.

19 Fire prevention. They wanted an 18
20 wide gate. We've got a memo somewhere along
21 the line.

1 Parking, I'm still very confused about
2 the parking. I know that it meets the, you
3 know, the parking -- the memo that we got
4 from Sue. I'm still, on the fence about
5 that.

6 Calculation of common space area.
7 Somebody mentioned something about the
8 Catholic Church being allowed to turn
9 something into condos. So I'm confused about
10 that. Somebody did mention that.

11 Privacy, light pollution, and screening
12 to the rear neighbors. I'm concerned about
13 that.

14 ZipCars. I think there's ZipCar spaces
15 in the basement but I'm not sure. In the
16 parking.

17 Snow removal. The waivers, more
18 specific about what that's all about. And my
19 -- a big point that I want to make is about
20 the skylight areas. Is there sufficient
21 light and ventilation for those areas? Or

1 should they be incorporated into the units
2 below? So those are my main concerns.

3 WILLIAM TIBBS: Can I add one more,
4 Hugh?

5 HUGH RUSSELL: Go ahead.

6 WILLIAM TIBBS: I live in
7 Cambridgeport and I live in a house that has
8 a mansard roof, and boy does the snow slide
9 off of it in the winter and particularly on
10 the sides of the house which thank goodness
11 there's not anything there. But it's a big
12 rumbling sound and it does -- so I would be
13 interested in what your plans are in terms of
14 to prevent that or to mitigate that issue.

15 HUGH RUSSELL: I'm going to make two
16 comments.

17 One is I think I'd like to see the
18 study of the effect of lowering the shoebox
19 lights and the backyard to maybe 14 feet
20 instead of 20 feet and see what that does to
21 the light pollution. I know it will screw up

1 the uniformity of the light in the lot
2 itself, but it may need help with that.

3 And I'll give you my own opinion, which
4 is I think the use of the attic areas in the
5 building are is something you probably should
6 not do. Or as Pam and some other person
7 suggested on the end bays, maybe a limited
8 use of the attic spaces associated with the
9 second floor units.

10 Tom.

11 THOMAS ANNINGER: I want to speak to
12 density and the parking which came up so
13 often. On the number of units, I think if we
14 started to pair down units, I would start by
15 eliminating the two units in the basement.
16 What I call the basement. Maybe you don't
17 call it that, the lower level, but to me
18 those are basement units.

19 I think that the lower level area is
20 undersized for all the other functions. The
21 exercise area is way too small, the storage

1 area seems way too small. The washer/dryer
2 area, has been mentioned a number of times,
3 that is inadequate for the number of units
4 there. I think by eliminating those units
5 you will have created a lot more space for
6 areas that I think need more. I think that
7 would eliminate a number of bedrooms. Let me
8 speak to the bedroom issue.

9 I don't agree with the idea that 46
10 bedrooms is too much. I think the congestion
11 that people talked about is overstated. You
12 had on the street for years hundreds of kids
13 and traffic coming in twice a day. You had a
14 lot of congestion in this area. I realize
15 it's a different kind of congestion than what
16 you've been talking about here. It will be
17 spread out more when people live here and
18 they're here at night, but I think the
19 bedroom issue is not really one. If you do
20 what I've suggest to you, which is to
21 eliminate the two units in the lower level,

1 you will have eliminated six bedrooms. That
2 takes it from 46 to 40. That ought to be a
3 large step in the direction that some people
4 have asked for.

5 Parking would follow. I think I agree
6 with everybody who has said that the parking
7 area is way too tight in the way that it is
8 designed. I would like to see it -- I would
9 like to see the number of parking spaces
10 reduced by reducing by two units,
11 particularly with large units, you ought to
12 be reduce by two spaces, possibly more. I
13 would like Sue Clippinger to speak at one
14 point to all of this.

15 I think the compact car spaces seem
16 really undersized. It's a very narrow area.
17 I don't see how people are going to be able
18 to maneuver there in a way that is
19 comfortable. I think that whole parking area
20 needs to be rethought. Maybe there are yet
21 more units that need to be eliminated, but

1 I've started with those two, and I think
2 eliminating those two spaces along the back
3 there would be a good start in giving those
4 compact spaces more room.

5 I do worry about the snow coming down.
6 I don't have a good answer to that. I think
7 it's a very legitimate concern.

8 The other thing about parking, I agree
9 very much with the idea that separate --
10 having parking as a rental concept separate
11 and apart from the units won't work. You
12 really need to tie the unit renter who has a
13 car with a parking space. And whether each
14 unit will have one space, or what I kind of
15 prefer, and we've seen this in other areas,
16 particularly in East Cambridge, where the
17 rental managers of the building manage to
18 find out who has a car and manage to allocate
19 the spaces to those who have cars using the
20 empty spaces that will be available for those
21 who do not have a car, and I would like to

1 see some sort of a management plan so that we
2 will never have people turning their backs on
3 a space because they don't want to pay for
4 parking. I think that's a big mistake.

5 That's it on density and parking.
6 There are of course many other issues, but
7 it's late and I think I've said what I want
8 to say.

9 H. THEODORE COHEN: Very briefly,
10 other people have said all the comments that
11 I had so I don't want to harp on them. I'll
12 make it perfectly clear that we don't always
13 agree. I don't have a problem with the
14 basement units. What I do have a problem
15 with are the skylights. I think I'd like to
16 see no skylights at all. I think it looks
17 beautiful, significantly reduced, and maybe
18 that means doing something with the attic
19 units or doing away with the attic units or
20 combining them in some manner.

21 Trash removal and snow removal and

1 lighting, I agree, I'd like to see some other
2 lighting plan because the material we were
3 given from the abutter on Rice Street is very
4 compelling about the problem that all of the
5 people on Rice Street are going to have. And
6 I realize that you have to light it in a safe
7 manner, but I wonder if there's some
8 alternative.

9 Obviously parking and density is going
10 to be the issue that we're all going to have
11 to grapple with.

12 STEVEN WINTER: Thank you,
13 Mr. Chair, I think that the issue that
14 cooling tower is still a little unclear.
15 What kind of -- how much infrastructure is
16 it? What kind of noise does it make? What
17 kind of presence does it have in the
18 neighborhood? That's unclear to me. I think
19 that the issue of the what I would call the
20 phantom bedroom capacity issue, I think there
21 are spaces in this building that are

1 ambiguous in their nature and it concerns me
2 that they in fact, that we could be looking
3 at more bedrooms than are, then we're already
4 calling out, and that's a concern to me. I'm
5 not saying things that have already been said
6 by the way. I think that we really need to
7 understand what our Zoning Ordinance is
8 asking us when we say how much is too much in
9 this building, in this space? And I'm not
10 sure we have honed in on that yet. I'm not
11 sure that we honed in on that with a
12 defensible interpretation of the Ordinance.
13 How big is too big? Where do we hang our hat
14 on that?

15 I believe the roof penetration issue is
16 also very, very important and the skylight
17 issue in terms of defacing the roof is very,
18 very important.

19 I think that the calculation of the
20 common space is very important. I heard one
21 person indicate, and I'm with you the whole

1 way, there's still just for me so much
2 inconsistency, ambiguity, and questions and
3 things that are new coming down the pike. I
4 feel like I'm standing on a playing field but
5 I don't really understand and it's shifting
6 all the time and I just don't get it. And
7 maybe it's me. And if it's me, I'm happy to
8 spend more time trying to understand it. But
9 right now I don't get it still.

10 And there's one point that I would like
11 to make to the Board, to my fellow members --
12 oh, I also feel that the one bike per unit is
13 certainly not enough, and I didn't see
14 ZipCars in the parking lot.

15 There's one thing I want to be real
16 clear about, this is to my fellow members of
17 the Board. Renters are important in this
18 community and let's not stereotype renters
19 because that's a big mistake. My son and his
20 cohort group are renters, and these are boys
21 and girls in their twenties and thirties who

1 went to grammar school in Cambridge, who were
2 born in Cambridge, who went to Cambridge
3 Rindge and Latin, and are doing their very
4 best to stay in Cambridge because they love
5 it just like I do. So let's not go there. I
6 find that really disturbing.

7 HUGH RUSSELL: Ahmed.

8 AHMED NUR: Most of the things that
9 I wanted to say has already said by the
10 Board. I wanted to just include a couple
11 things, one of them being is my microphone
12 on? And I don't know. It's showing green.
13 Can you not hear me? I'll speak louder I
14 guess.

15 Most of the stuff that I wanted to say
16 has already been said by the Board Members.
17 I wanted to thank the developers, the
18 architect, for the compromise they made for
19 the neighborhood as well as for themselves,
20 and the neighbors to compromise with what
21 this is, you know. The difference between

1 the last meeting and this meeting, I see this
2 actually has a chance of going.

3 I wanted to just to remind Pam, her
4 comment which is also my comment, the
5 cross-sectional area in which is calculated
6 in the common area shows here on the third
7 floor is one thing that David Bass, who is
8 not here, mentioned. I'd like this removed
9 basically. That area is the exterior wall,
10 interior wall, cross-sectional area shown as
11 a common area and that's what Hugh was
12 talking about. This scale being a
13 three-sixteenth of an inch, that could add up
14 to a lot of square footage for a common area.

15 The second thing Steve had mentioned is
16 the air handle units. So, Steve, if I may
17 answer that for you, they're usually five
18 feet diameter air handlers.

19 STEVEN WINTER: I'd rather bookmark
20 it and get to it later.

21 AHMED NUR: That's fine. But my

1 question to that -- well, my comment to that
2 would be you mentioned in the wintertime it
3 won't have any shrubs or maybe the leaves
4 would take off, but they're evergreens and
5 other plants that could remain in the course
6 of the winter that you might consider
7 landscape architect.

8 And if you get to it, I'd like to see
9 the distance between the air handling units
10 and the nearest abutter across the street,
11 Norris Street. Just because I know exactly
12 what kind of noises they make. And they can
13 be annoying on a hot summer day when the air
14 conditioners is going. And that's all.

15 HUGH RUSSELL: Thank you.

16 Charles, do you want to do clean-up?

17 CHARLES STUDEN: No, I have no
18 further comments.

19 HUGH RUSSELL: Okay, thank you.

20 WILLIAM TIBBS: Hugh, I just want to
21 say, since I went first I was just indicating

1 some things that I wanted, but since some of
2 the Board Members kind of indicating some of
3 their thought patterns, I thought I'd at
4 least toss out a couple.

5 One, I don't think I have as much of a
6 problem with the number of units. So I just
7 wanted the people to know I think we have
8 some discussion. I'm very interested in
9 discussing that. But I'm not, I'm not wetted
10 one way or the other, but I don't have -- and
11 I just want to let you know that I don't have
12 a problem with the skylights. Just to let
13 them know that we have some discussion to go
14 on here, and we're not necessarily overly
15 like mind, but I think that we -- what I
16 think is going to be very interesting is that
17 we will be discussing a lot of this and just
18 trying to -- and I'll be listening to my
19 Board Members for the points that they make.

20 HUGH RUSSELL: Okay. Are we
21 conclude for tonight?

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(All Board Members in Agreement.)

HUGH RUSSELL: Then we are adjourned
and we will discuss this at a later date.

(Whereupon, at 11:00 p. m., the
Planning Board Adjourned.)

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I further certify that the testimony
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