



CITY OF CAMBRIDGE

Community Development Department

IRAM FAROOQ

Assistant City Manager for
Community Development

DEVELOPMENT CONSULTATION PROCEDURE CERTIFICATE OF COMPLIANCE

Small Project Review: _____

Large Project Review: X

1. Applicant: Milton Yu, Peter Quinn Architects
2. Owner: Newmarket
3. Area of Special Planning Concern: H Sq_ C Sq_ BB-1/2_ N. Mass Ave. X
Parkway__ Other_____
4. Location of Project: 2551 Massachusetts Avenue
5. Base Zoning District: BA-2
- 6 Type of Development:
 - a) New Building: 4 unit townhouse
 - b) Other new structure
 - c) Other exterior alteration increasing gross floor area by 100 square feet or more (1,000 sq ft in the Parkway Overlay District):
 - d) Construction of five or more parking spaces (ten in the Parkway Overlay District)
 - e) Erection of a sign:
 - f) Other alterations facing a street not otherwise excluded:
7. Brief Description of Project: Construction of a four unit townhouse with 4 off street parking spaces accessed from Richard Avenue.
8. Date Complete Materials Submitted: 5/17/17
9. Materials Submitted:
 - a) Written Description: Sheet Z1.0 dated 5/17/17
 - b) Graphic information: site plan x cross sections__ floor Plans x elevations x other _____
10. Date of Development Consultation: May 23, 2017
11. Presentation and Comments: Andy Collins, from Newmarket Properties, (andy@newmarket-properties.com) presented the proposal consisting of 4 units of townhouses for homeownership. There will be 4 parking spaces accessed from Richard Avenue. The finish will be gray Hardy panel with white accents and black window trim. The Mass Avenue curb will be removed and a sidewalk installed. The developer does not have confirmation that on-street metered parking will be installed in place of the curb cut or if it will be restricted to Cambridge Residents.

The underground storage tanks have been removed, the soil has been remediated and sand has been put in place. The construction will be 6 feet below grade, and this will be a wood frame. No solar panels are anticipated during construction.

344 Broadway
Cambridge, MA 02139
Voice: 617 349-4600
Fax: 617 349-4669
TTY: 617 349-4621
www.cambridgema.gov

The ground level will be parking, with trash and bicycle storage. The lighting will be for the driveway and will follow City standards by being restricted to the site.

There was discussion of an Environmental Report filed with the state, and ground watering.

A wrought iron fence is anticipated all around the site. The abutters on Mass Avenue and Richard Avenue will discuss the fencing along the property lines.

The comments from the public are below:

There is concern that any air handlers, on the roof or elsewhere be as quiet as possible and that acoustical screening for noise be used.

During demolition, the site should be baited and monitored.

The neighbors would like to have contact information for any concerns that arise during demolition and construction.

The neighbors would like the contractors and employees to park on the site and not on the residential street.

One neighbor voiced concern that 4 units is too many, there will be adverse impacts, that while this is better than the original proposal, there is environmental pollution still on the site based on an original report. Any discussion with the Traffic, Parking and Transportation Department about the Mass Avenue parking should include the neighbors.

One neighbor does not like the gray color.

The noise of the condensers is of concern as is the snow removal operation. The sidewalks were not cleared during recent storms.

Overall, there is support for the proposal with attention to the construction noise, operation and parking use and concern about the abutters' fencing and condenser noises.

The applicant has complied with the requirements of Section 19.40 of the Zoning Ordinance by participating in the Development Consultation Procedure.

Date: 6/22/17 revised

Community Development Department staff person: Elzab M. Pad