

1  
2 PLANNING BOARD FOR THE CITY OF CAMBRIDGE

3 GENERAL HEARING

4 Tuesday, October 1, 2013

5 7:10 p.m.

6 in

7 Citywide Senior Center  
806 Massachusetts Avenue  
Cambridge, Massachusetts

8 Hugh Russell, Chair

9 H. Theodore Cohen, Vice Chair

10 Pamela Winters, Member

11 Steven Winter, Member

12 Tom Sieniewicz, Member

13 Steven Cohen, Member

14 Catherine Preston Connolly, Associate Member

15 Brian Murphy, Assistant City Manager for  
16 Community Development

17 **Community Development Staff:**

18 Liza Paden

19 Stuart Dash

Jeff Roberts

Iram Farooq, Acting Deputy Director of  
Community Development Department

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**PUBLIC HEARINGS**

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Second Street, pertaining to parking ratios  
and other conditions to parking. The  
applicant requests 22 parking spaces on the  
office and laboratory site to be used for the  
office and laboratory building use rather  
than the required residential building at 159  
First Street. The Major Amendment requires  
two public hearings pursuant to Article  
12.000. The applicant is 150 Second Street,  
LLC. 11

(continued) Michael Connolly, et al, Petition  
to amend the Zoning Ordinance of the City of  
Cambridge creating new standards for review  
of greenhouse gas emissions to be included in  
Article 19.000 - Project Review; and create  
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Design and Development. The proposed  
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PB#85, Major Amendment, 1 Education Street, application to permit the use of EF's existing building for education use in addition to the currently permitted office use. The second public hearing will be held on Tuesday, October 22, 2013, at 7:20 p.m. in the second floor meeting room at 344 Broadway. 112

John Walker, et al Petition, et al to amend Section 17.20 of the Zoning Ordinance of the City of Cambridge as follows: To increase the setback requirement abutting Linear Park and to clarify language defining "form and density comparable with the residential neighborhood" by limiting the number of units in a single structure. The petition would create a new Section 17.28 - Transfer of Development Rights to preserve Publicly Accessible Open Space, and amend Section 17.28.2 to include Special District 2 in the Areas of Special Planning Concern. 134

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**P R O C E E D I N G S**

(Sitting Members: Hugh Russell, H. Theodore Cohen, Steven Winter, Tom Sieniewicz, Steven Cohen, Catherine Preston, Connolly.)

HUGH RUSSELL: Now that we have a Chair we can start. The first item on our agenda is an update. And Iram is going to give us that.

IRAM FAROOQ: Thank you, Hugh.

So this is, this week the big attractions are related to the Connolly petition. That tomorrow night there is a panel discussion on getting to Net Zero at the public library. And then on October 10th the City Council is holding a round table discussion also on the topic. And that will be in the Sullivan Chamber at three.

In terms of your agenda coming up, meetings coming up are October the 1st --

1 well, that's today. 22nd and 29th. Those  
2 are the remaining two October meetings.

3 In November we have the 12th and then  
4 the first week, first Tuesday we're not  
5 having a meeting because of the election. So  
6 the next meeting will be in the Sullivan  
7 Chamber. So everybody should please make  
8 note because that's an unusual location for  
9 us, and that will be the discussion of the  
10 medical marijuana zoning. So we've tried to  
11 save that as the only item on the agenda. We  
12 expect there will be interest.

13 Thank you.

14 (Pamela Winters Seated.)

15 H. THEODORE COHEN: How come we're  
16 not meeting on the 15th?

17 HUGH RUSSELL: The election.

18 LIZA PADEN: The 15th is the special  
19 election.

1 H. THEODORE COHEN: Oh, okay.

2 \* \* \* \* \*

3 HUGH RUSSELL: Okay, the next item  
4 on our agenda is Board of Zoning Appeal  
5 cases.

6 LIZA PADEN: So the agenda for  
7 October 10th is -- has got the two cases that  
8 you've already started to review for Bell  
9 Atlantic antennas. So there's the rest of  
10 the cases if anybody has any questions. I  
11 don't see any issues. Most of it is setbacks  
12 and window locations.

13 Yes.

14 STEVEN WINTER: Mr. Chair, I just  
15 had a question about 207 Prospect Street.  
16 It's case 10513. I could not understand the  
17 language. "To reduce the setback of parking  
18 area for three legal spaces." What does that  
19 mean?

1                   LIZA PADEN: So in the Residence C-1  
2                   District there's a requirement that you can't  
3                   park within a certain distance of the  
4                   building. And so this, this building is --  
5                   the lot's not wide enough but the building is  
6                   sitting on it to have the width that you need  
7                   to have.

8                   STEVEN WINTER: Is it a business?

9                   LIZA PADEN: They're converting it  
10                  to residential.

11                  STEVEN WINTER: So it's not  
12                  currently a business, because it was  
13                  packed -- it looked like a used car lot. It  
14                  was packed with trucks.

15                  LIZA PADEN: Yes. This is the  
16                  Pan --

17                  STEVEN WINTER: Robert Pan?

18                  LIZA PADEN: Yes. So he's  
19                  converting to a residential building again.

1 So in order to have the driveway work, the  
2 driveway will be here and then there will be  
3 the three parking spaces, but it's not going  
4 to meet the setback requirements.

5 STEVEN WINTER: Okay, I get it now,  
6 I understand it. Thank you.

7 LIZA PADEN: Yes.

8 HUGH RUSSELL: We might want to  
9 comment on that case that we would think it's  
10 a good idea to convert the business use into  
11 a residential use in a residence district.

12 STEVEN WINTER: I'm fine with that.

13 HUGH RUSSELL: And let the Zoning  
14 Board take that as a -- well, we don't have  
15 to comment on the technical parts of it that  
16 we're not really familiar with, but we should  
17 make it happen.

18 Is there any update on the Bell  
19 Atlantic cases?



1                   LIZA PADEN: I'm waiting to look at  
2                   the revised plans for the installation at the  
3                   Sancta Maria Hospital. So they are proposing  
4                   to reduce the height of the antennas on the  
5                   facade and to finish them in the flashing if  
6                   that's, if they're still protruding into the  
7                   flashing.

8                   And the other case, which is Kendall  
9                   Square, there's a meeting that's been set up  
10                  which probably will be rescheduled because  
11                  they're not ready yet with the alternative  
12                  design.

13                  HUGH RUSSELL: That sounds  
14                  encouraging.

15                  LIZA PADEN: My understanding is  
16                  that the Sancta Maria Hospital case did not  
17                  have to come back to the Board if they  
18                  redesigned it in such a way that they didn't  
19                  break the roof line. That was my

1 understanding.

2 HUGH RUSSELL: That's right.

3 LIZA PADEN: Okay.

4 HUGH RUSSELL: I think we prefer  
5 that they were down in the brick area.

6 LIZA PADEN: Right.

7 Is that it for the BZA cases? Okay,  
8 thank you.

9 \* \* \* \* \*

10 HUGH RUSSELL: The meeting  
11 transcripts?

12 LIZA PADEN: We don't have any new  
13 trans -- I'm sorry, we do have a new meeting  
14 transcript. It just came in. It's July --  
15 the second meeting in July, 16th. It's the  
16 second meeting in July I know that.

17 HUGH RUSSELL: Okay. And it's  
18 certified as being an accurate transcript?

19 LIZA PADEN: Yes.

1                   HUGH RUSSELL: Is there a motion to  
2 approve?

3                   STEVEN WINTER: Motion.

4                   HUGH RUSSELL: Steve.

5 Second? Pam.

6 All those on the motion?

7 (Raising hands.)

8                   HUGH RUSSELL: All members voting in  
9 favor.

10                                   \* \* \* \* \*

11                   HUGH RUSSELL: And now we have our  
12 next item on the agenda is scheduled for 7:20  
13 is a public hearing. So we will wait until  
14 it's closer to 7:20.

15 (A short recess was taken.)

16                   HUGH RUSSELL: So now being after  
17 7:20 we could take up the next item on our  
18 agenda, which is the Major Amendment for  
19 Planning Board case 231A, 150 Second Street.

1 Mr. Galluccio.

2 ATTORNEY ANTHONY GALLUCCIO: Thank  
3 you, Mr. Chairman. I am available for  
4 questions. I did want to just note that  
5 there are responses to questions that were  
6 asked of the Traffic Department as  
7 supplemented by the applicants before you  
8 this evening and happy to answer any  
9 questions.

10 HUGH RUSSELL: So I think I've seen  
11 Sue's October 1st memorandum since I believe  
12 today is October 1st. And I didn't review it  
13 before today. I found a copy on my desk.  
14 And then you summarized your memo in yours.

15 ATTORNEY ANTHONY GALLUCCIO: We were  
16 asked to supplement the answers as they  
17 related to question 1 and question 4.

18 HUGH RUSSELL: Okay.

19 And is this -- procedurally this is the

1 second hearing on a Major Amendment. We have  
2 a determination that we asked these  
3 questions.

4 ATTORNEY ANTHONY GALLUCCIO: That's  
5 correct.

6 HUGH RUSSELL: So I think what we  
7 should do is make sure we understand it and  
8 we'd ask for public testimony and then we  
9 could proceed.

10 ATTORNEY ANTHONY GALLUCCIO: And,  
11 Mr. Chairman, I think there was also a  
12 communication from the East Cambridge  
13 Planning Team and I'm happy to speak to that  
14 as well. The matter is somewhat interesting  
15 because there were previous conditions  
16 associated with the Special Permit that we  
17 left intact which I think are helpful to the  
18 community's concerns. It was a little  
19 difficult, I think, because we added new

1 conditions to deal with some of the off  
2 street parking as recommended by Traffic and  
3 Parking. It was a little unclear that some  
4 of the original conditions that require the  
5 developer or owner of 159 First Street to  
6 provide up to one-to-one off street parking  
7 if so demanded. So that, that check is  
8 already in place and we left that alone. But  
9 it was a little difficult to explain. We  
10 were going to secure the lease for up to 15  
11 which brought -- which brought it to a 0.68,  
12 but that the old condition was still in place  
13 up to one-to-one. And I'm not sure we did  
14 a -- I did a great job of explaining that at  
15 the first hearing either. So I accept  
16 responsibility for that.

17 HUGH RUSSELL: So as I understand  
18 it, there are three numbers, and the first  
19 number is the actual number of spaces in the

1 building. And nobody's certain at this point  
2 in time whether that number will be  
3 sufficient or not. And there's enough that  
4 you're required to at least 15 spaces until  
5 we rid you of that because the Traffic and  
6 Parking Department is reasonably confident  
7 that that's the higher limit that would be  
8 expected. But should they be wrong and you  
9 the owner lease to people with more cars,  
10 you're still under the obligation to lease  
11 more spaces to satisfy that up to one to one.

12 ATTORNEY ANTHONY GALLUCCIO: That's  
13 correct.

14 HUGH RUSSELL: Okay.

15 And that's basically -- that's the  
16 entire story here.

17 CATHERINE PRESTON CONNOLLY: Yes.

18 STEVEN WINTER: And we're sticking  
19 to it.

1                   ATTORNEY ANTHONY GALLUCCIO:  And  
2                   Mr. Chair, obviously it would make much less  
3                   sense if there weren't the availability of --  
4                   I mean, it's a pretty unique geographical  
5                   location where you can argue that  
6                   availability.  The original Special Permit  
7                   had language that talked about surveys and  
8                   the ability for them to monitor so that they  
9                   could have a sense of what that actual demand  
10                  is.

11                  HUGH RUSSELL:  Okay, so we agree to  
12                  go forward to public testimony?

13                  Would anyone like to speak on this  
14                  matter?

15                  CATHERINE PRESTON CONNOLLY:  Since I  
16                  asked the questions, I'll just say that I  
17                  really appreciate the responses from  
18                  counselor Galluccio and from Sue Clippinger.  
19                  It's exactly the kind of detail that I was



1 looking for and gives me a lot of assurances  
2 as to how this has been thought through. So  
3 thank you.

4 HUGH RUSSELL: Is there any member  
5 of the public that would like to speak?

6 (No Response.)

7 HUGH RUSSELL: I see no one.

8 So I think the sense of the Board,  
9 unless I'm misjudging it, is to proceed to  
10 vote to grant the Major Amendment. And then  
11 we should think about how we can do that to  
12 make it the most -- make their process  
13 correct.

14 We have conditions from the Traffic and  
15 Parking Department. And what do we have to  
16 do to grant the Major Amendment procedurally?

17 JEFF ROBERTS: I'll take that as a  
18 question for me. Jeff Roberts, Community  
19 Development.



1 impact on the parking resources because of  
2 the plan that's in place that allows the --  
3 in two stages, more spaces than are actually  
4 in the building. We could cite some  
5 conditions, we would find that the list does  
6 not alter the basic concept that we  
7 previously approved. And the only change is  
8 to the parking arrangements.

9 Okay, so Jeff, what you just said was  
10 that we already made those findings in the  
11 preliminary determination?

12 JEFF ROBERTS: Yes. In the  
13 preliminary determination the Planning Board  
14 made the -- there's a list of three findings  
15 that I just handed to you.

16 HUGH RUSSELL: Yes.

17 JEFF ROBERTS: Those were made in  
18 the preliminary determination. Those can be  
19 essentially --

1                   HUGH RUSSELL: Reaffirmed.

2                   JEFF ROBERTS: -- reaffirmed in the  
3                   final development plan. And then the actual  
4                   approval of the Major Amendment is an  
5                   issuance of a Special Permit subject to  
6                   conditions that the Planning Board would set.

7                   HUGH RUSSELL: Okay. So we have  
8                   essentially two Special Permits; one, the  
9                   reduction of the required parking under  
10                  6.35-point something or other. I'm kind of  
11                  wandering my way through this, but I think  
12                  we're almost there.

13                  So 6.35.1 is a reduction of required  
14                  parking. So we would find that the lesser  
15                  amount of parking will not cause excessive  
16                  congestion, endanger public safety or reduce  
17                  parking availability by other uses or  
18                  adversely impact the neighborhood.

19                  We find there is available surplus off

1 street parking in the vicinity.

2 There is a reasonable proximity to two  
3 MBTA stations. And we might also comment  
4 that this arrangement is a -- in a way --  
5 it's a decoupling of a shared use of off  
6 street parking spaces which was the previous  
7 way it was handled in the permit which is,  
8 and we believe that's appropriate for the two  
9 different uses in the two different  
10 buildings. And I think that's the findings  
11 we need to make for 6.35.1.

12 So I need a motion to go along with  
13 those findings to grant the Special Permits.

14 STEVEN COHEN: So moved.

15 HUGH RUSSELL: Is there a second? I  
16 think Catherine's hand was up a fraction of  
17 the second.

18 H. THEODORE COHEN: She's the  
19 expert.

1                   HUGH RUSSELL: What was that game  
2                   show?

3                   Okay. On the motion, all those in  
4                   favor of granting the Special Permits?

5                   (Raising hands.)

6                   HUGH RUSSELL: All members are  
7                   voting in favor and they're granted.

8                   Thank you very much.

9                   ATTORNEY ANTHONY GALLUCCIO: Thank  
10                  you.

11                  \* \* \* \* \*

12                  HUGH RUSSELL: And now we've got  
13                  another ten-minute break for the next item on  
14                  our agenda.

15                  (A short recess was taken.)

16                  HUGH RUSSELL: Okay, I think we're  
17                  going to get started. The next item on our  
18                  agenda is a continuation of the hearing on  
19                  the Connolly petition. And I'd like to

1           preface this discussion with remarks.

2                       This petition is in a long tradition of  
3           petitions that have been presented, and  
4           what's the same about it is that a group of  
5           committed thoughtful people see a matter that  
6           could eventually be addressed through the  
7           Zoning Ordinance and they make a stab at --  
8           make a proposal that addresses the issue.  
9           And so we've seen it, for example, when MIT  
10          said we want more Zoning, more Zoning  
11          potential in Kendall Square or the proposal  
12          that we just approved in Central Square. And  
13          at some point in that discussion it becomes  
14          clear that the issue is not a simple matter.  
15          It requires a lot of thought. And so we do  
16          it the Cambridge way, which is we generate a  
17          committee that tries -- is constructed,  
18          they're usually fairly large, maybe 20 people  
19          sometimes. They -- we try to balance, and I

1 say we because I'm speaking as a member of  
2 the city rather than as the Planning Board.  
3 Manager appoints all committees. And so, you  
4 know, there's an effort to get everybody at  
5 the table representing all points of view,  
6 have some technical expertise. Sometimes the  
7 matter is sufficiently complicated that the  
8 City hires consultants to work and aid that  
9 committee. And after a time, usually over a  
10 year, but the committee goes through it --  
11 (inaudible) has been kind of has been kind of  
12 a sort of the senior staff person for some of  
13 these committees, and so that's how we do it  
14 in the city when we find a complicated matter  
15 has many different points of view and  
16 something that is serious that needs to be  
17 done. So I think that's the case with this  
18 petition. And so I think our role is to say  
19 yes, this is a serious matter. This is



1           worthy of this -- a full process. We can't  
2           decide it ourselves and we, you know, we will  
3           be probably represented on that committee, we  
4           usually are. We'll take part in it. If  
5           there's any recommendations, they will then  
6           come back to us and we will generally, you  
7           know, forward those to the Council favorably  
8           although we don't sometimes make comments.

9                        So tonight I don't wish to get into  
10           long detailed discussion on the merits of  
11           this petition because I don't think -- I  
12           think we don't have the ability to say to the  
13           Council no, this is exactly the right thing  
14           to do about, you know, climate change in the  
15           city. So what should we be doing?

16                       I mean, obviously we have to complete  
17           the hearing. The proponent has gone through  
18           a proposal and they've made some proposed  
19           changes to it. And as I looked at it,

1           they're very thoughtful changes. I think  
2           they will help the committee that's going to  
3           start working on this, but I don't feel like  
4           we should try -- anybody should expect us  
5           that we're going to solve this or should  
6           expect that we're going to recommend a  
7           petition of this importance to the City  
8           Council without the full process of the  
9           representative committee.

10                   So I would then -- so my request to the  
11           people who are speaking to us is that  
12           understand that situation. Don't try to  
13           convince us that you're right, because I  
14           think you've already convinced us that you're  
15           addressing an important subject that needs to  
16           be addressed. You don't have to convince us  
17           anymore about that. And we're not going to  
18           weigh in on whether you're right or wrong  
19           because we don't have the expertise. There

1 are certainly interesting and attractive  
2 ideas in this proposal. So I -- rather than  
3 spending an hour and a half pointlessly  
4 talking about this at this Board, I would ask  
5 you to be brief and to understand the context  
6 in which we're dealing with this. We have  
7 scheduled this item for 45 minutes on our  
8 agenda. I've taken five of those minutes, so  
9 I would like to complete this discussion in  
10 40 minutes.

11 So, Mr. Connolly, I believe you would  
12 like to start off.

13 ATTORNEY MICHAEL CONNOLLY: Thank  
14 you, Chairman Russell. And I can say for my  
15 part the petitioners agree with you and we  
16 fully appreciate your recognition of this  
17 issue, and we're not here to ask you to vote  
18 yes or no. We've been involved in a detailed  
19 process that's involved meetings with

1 community stakeholders, very productive  
2 meetings with Community Development  
3 Department and city staff. We worked  
4 together with the City Council to support the  
5 idea of a Net Zero task force as you  
6 mentioned. So we are looking at this as  
7 really a wonderful process that has played  
8 out over the past few months. And I'll  
9 mention while I am standing here that  
10 tomorrow evening Mayor Davis is hosting a  
11 forum on the issue of Net Zero at the  
12 Cambridge Public Library at six p.m. And  
13 she's actually brought a number of the  
14 experts whom, you know, who you referenced in  
15 your opening to come and speak to us and talk  
16 about this issue.

17 But while we're here, I'm happy to  
18 present or begin to present these changes  
19 that we've worked on very carefully both in

1           our committee and with stakeholders and  
2           experts. And we've introduced a number of  
3           structural changes.

4                     One of the first complaints that we  
5           heard was people seem to confuse Net Zero  
6           energy buildings with a Net Zero emissions  
7           standard. And so the first change we made is  
8           we adjusted the purpose of the Net Zero  
9           review, and instead of asking applicants to  
10          maximize energy efficiency and instead of  
11          asking applicants to maximize on-site  
12          generation of renewable energy, we've  
13          slightly changed it and we've said just  
14          strive to maximize it. So what does that  
15          mean?

16                    Well, we followed the parking and  
17          traffic guidelines of Article 19 and we  
18          introduced this notion of Net Zero emission  
19          indicators and we picked a number of items.

1 You'll hear from Quinton, he'll go through  
2 them in a minute. In theory this is what  
3 would allow you to review a project and  
4 determine whether or not it's passed that  
5 initial bar, whether or not the applicant has  
6 indeed strived to maximize energy efficiency  
7 and has strived to do as much on-site  
8 generation as possible.

9 In addition, another concern we've  
10 heard is about renewable energy. What is  
11 renewable energy? Is renewable energy too  
12 expensive? Is renewable energy too cheap?  
13 And so we've added a number of options and  
14 alternatives both local and national and we  
15 also have some prices to show you that this  
16 is something that can definitely be done. So  
17 without further ado --

18 HUGH RUSSELL: Okay, so I guess  
19 you're ignoring my statement which was we

1 didn't want to go paragraph by paragraph  
2 through a petition that we don't believe is  
3 appropriate to recommend because of the  
4 procedural questions not because of the  
5 substance.

6 So I guess I'm curious how many people  
7 in this room want to speak?

8 (Raising hands.)

9 HUGH RUSSELL: So -- okay. So  
10 that's maybe eight or nine hands. So that  
11 will take about 25 minutes. So we've got  
12 until 8:30. We've got 35 minutes. So I  
13 would ask you to limit your remarks to ten  
14 more minutes.

15 ATTORNEY MICHAEL CONNOLY: Sure,  
16 absolutely. We're not going to talk that  
17 much longer. And we're just happy to present  
18 these ideas because they have involved a  
19 great deal of thought. So without further

1           adeu let me turn it over to Quinton who will  
2           turn it over to some of the ideas.

3                    QUINTON ZONDERVAN: Thank you. And  
4           thanks, Mike, for all your hard work and for  
5           that introduction. Quinton Zondervan,  
6           Z-o-n-d-e-r-v-a-n, and I apologize, we're not  
7           here to waste your time. We're going to be  
8           very brief and we're going to be very  
9           efficient and we're just going to highlight  
10          the changes so that the people in the room  
11          can understand what we're proposing so you  
12          can understand and then we will proceed from  
13          there.

14                   So as you may recall, we present a  
15          framework for how to get the Net Zero which  
16          we call reduce, produce, and purchase. And  
17          reduce means to make your building as energy  
18          efficient as you can. Produce means to  
19          produce as much renewable energy on site at



1 the building as you can. And then purchase  
2 means to purchase renewable energy off the  
3 grid to make up for the difference.

4 So what we did as Mike mentioned, we  
5 changed the standard from maximize to strives  
6 to maximize and that's through it all cases  
7 so we won't go through that every time. And  
8 then we introduced specific indicators taken  
9 from the LEED standard, which you're already  
10 familiar with, to be able to measure the  
11 actual efficiency improvement to the building  
12 design. And then we also removed the ASHRAE  
13 reference because that raised some more  
14 concerns about legal applicability.

15 In the produce section we added  
16 specific indicators including installing  
17 solar photovoltaic or other renewable energy  
18 installations on the majority of the  
19 unencumbered roof space. And then we also

1 specified installation of ground source heat  
2 pumps or a report on why that's not  
3 applicable in that particular project.

4 And then finally on the purchase  
5 component we clarified what we mean by  
6 renewable energy, and specifically the issue  
7 of renewable energy certificates which is  
8 very contentious and confusing and so we gave  
9 some specific examples of what kind of  
10 renewable energy certificates would be  
11 acceptable, and also to state the preference  
12 for local renewable energy that is sourced in  
13 New England itself.

14 And as a specific example, we just  
15 wanted to put this in there as a  
16 Massachusetts Energy Consumer Alliance which  
17 provides New England Wind and New England  
18 Green Start products which are renewable  
19 energy products that are available to

1 consumers in Massachusetts at very affordable  
2 rates. The New England Wind is four cents  
3 per kilowatt hour above the NStar basically.  
4 And the Green Star is 2.7 cents about the  
5 NStar green rate. So again, we just wanted  
6 to give -- show this as an example of local  
7 renewable energy that is available for  
8 purchase on the grid today.

9 So that's the conclusion of our  
10 presentation and thank you very much for your  
11 attention.

12 HUGH RUSSELL: Okay. This is not --  
13 I would ask you to not applaud after every  
14 speaker. It's not the way we do things here.

15 So who would like to speak? Is there a  
16 sign-up sheet?

17 Susan Ringler.

18 SUSAN RINGLER: Good evening. My  
19 name is Susan Ringler, S-u-s-a-n

1 R-i-n-g-l-e-r. I live at 604 Green Street.  
2 I'm just here to voice my support for the Net  
3 Zero and I also want to stress the urgency of  
4 the climate situation. And how I understand  
5 that it's important to study things, it's  
6 also important to act because there are some  
7 very, very large buildings soon to be in the  
8 pipeline in Cambridge and those buildings  
9 will be around for 50 or 75 years and we  
10 really need to be building for the future and  
11 not the past which it's really important that  
12 we start very quickly here in Cambridge to  
13 build buildings in a way that is sustainable  
14 and that we not wait too long to think about  
15 doing them, but that we take a few important  
16 steps now. And I think the Connolly petition  
17 is taking a few important steps and I  
18 encourage you to take many other steps later  
19 on.

1 Thank you very much.

2 HUGH RUSSELL: Thank you.

3 John Pitkin.

4 JOHN PITKIN: Thank you. John  
5 Pitkin, 18 Fayette Street. I will be brief.

6 I support the Net Zero petition. Just  
7 for the Board's sake, I'd like to ask  
8 everybody who is here supporting it to show  
9 their support by standing or showing the  
10 card. There is tremendous public enthusiasm  
11 for taking action on this measure. You  
12 understand that. But I just thought it was  
13 important to see who's here tonight. Maybe  
14 it will speed things up later down the line.  
15 Everybody doesn't have to get up and speak.

16 I want to commend Mike Connolly for  
17 taking the Net Zero Committee's  
18 recommendations and put them into Zoning  
19 language. A lot of thought has gone into it.

1           And I want to address what Chairman Russell  
2           said in the beginning as he would recall and  
3           as you might recall there was an earlier  
4           petition known as the Pitkin petition that  
5           was also very comprehensive and wound up  
6           getting referred to a task force as we are  
7           talking about tonight. But I will also  
8           remind you that parts of that petition passed  
9           initially. And I would urge the Board not to  
10          consider this an all or nothing proposition  
11          and to consider the importance of expressing  
12          some opinions about what's in here and what  
13          seems to be more -- well, it's not  
14          necessarily an indivisible hole. And any  
15          advice, any opinions that the Board can give  
16          to guide the City Council and the task force  
17          or task forces that will be formed will be  
18          extremely valuable. So please pay attention  
19          to the care -- I ask you to please pay

1 attention not just to the general issues, but  
2 the specific proposals and do voice an  
3 opinion on that even if perhaps it's not pass  
4 or don't pass. So with that, I would say we  
5 need your input as soon as possible.

6 The U.N. Climate Panel has confirmed  
7 what we said in our presentation two months  
8 ago. There is a carbon budget and we have to  
9 do something about it real quick.

10 Thank you very much.

11 HUGH RUSSELL: Thank you.

12 Stu Butler (phonetic).

13 (No Response.)

14 HUGH RUSSELL: Jeanne Semivan.

15 JEANNE SEMIVAN: Hi, my name is  
16 Jeanne Semivan, S-e-m-i-v-a-n. I live at One  
17 Richdale Avenue and in light of the  
18 statements earlier and the scope of all of  
19 this, I just want to keep it very brief to

1 say that I support the petition and to  
2 whatever extent you have procedural concerns  
3 to also just echo the sentiment of please  
4 voice those and voice any opinions you have  
5 on the underlying substance of this petition  
6 so that we can move forward with something  
7 that is appropriate in every respect to  
8 achieve the greatest amount of action on this  
9 as much as possible as soon as possible.

10 Thank you.

11 HUGH RUSSELL: Kristen Hoffman.

12 KRISTEN HOFFMAN: Hi, good evening.

13 I'm Kristen Hoffman. I live at 205 Walden  
14 Street. I'm just here tonight to voice full  
15 support for the petition. I've worked on  
16 various sustainability projects, green  
17 building design and even the Net Zero  
18 building that's going up with the school  
19 department. But I'm here with the resident



1 cap on tonight, and I'm just saying that I do  
2 fully support the Connolly petition. I think  
3 that Cambridge is a city that can be a  
4 full-fledged leader for this kind of new  
5 development and this kind of innovation.

6 Thanks.

7 HUGH RUSSELL: Thank you.

8 Frank Gerratana.

9 FRANK GERRATANA: Hi. I'm Frank  
10 Gerratana. I live at 632 Mass. Ave. I'll  
11 spell the name for you. G-e-r-r-a-t-a-n-a.  
12 I was one of the original signers of the  
13 petition, and I think the Connolly team has  
14 done a really great job of addressing all the  
15 concerns raised by the city administration to  
16 make sure that the petition is workable and  
17 that it's all -- do a lot for the City of  
18 Cambridge in the future. And also I think  
19 that Cambridge has always been a leader in

1 environmental issues. I think that where  
2 Cambridge goes other cities follow, and I  
3 think that if anything is to happen with Net  
4 Zero, you know, on a larger scale has to  
5 start in a place like Cambridge. So I really  
6 encourage the Board to do whatever it can to  
7 help move this through.

8 Thank you.

9 HUGH RUSSELL: Okay, thank you.

10 Matthew Schrinier.

11 MATTHEW SCHRINER: Matthew Schrinier,  
12 S-c-h-r-i-n-e-r. I wasn't sure if it's  
13 allowable for me to ask a question of the  
14 Board or whether I can only speak.

15 HUGH RUSSELL: You can speak and if  
16 there's a question in your speech, that's  
17 fine. You may not -- can't expect  
18 necessarily expect to get an answer.

19 MATTHEW SCHRINER: I heard that one

1 of the objections I think within the City  
2 Council was sort of the question of  
3 competitive pressures from other towns, and I  
4 wasn't sure if this Board was charged with  
5 considering that as an issue. My -- I say my  
6 feeling is that we have lots of office  
7 buildings. I don't feel too much fear about  
8 that, but if I could hear what the Board's  
9 recommendation around that could be or maybe  
10 cannot be, I'd be interesting in hearing.

11 HUGH RUSSEL: Okay, thank you.

12 ELLI YARDEN.

13 ELLI YARDEN: My name is Elli  
14 Yarden. I live at 143 Pleasant Street. I  
15 deeply regret the failure of the City to  
16 provide adequate public -- common public  
17 spaces where differences can be resolved in a  
18 rational way. I don't think it's the  
19 obligation of the Planning Board to provide

1           it, but nevertheless I will address some of  
2           the objections which have been made to  
3           putting in plan zero.

4                     One set of objections, more ridiculous  
5           objections, is that there are better ways of  
6           doing things. I have studied the documents  
7           on this which refer in one case to a combined  
8           academic civic project and so forth. There  
9           is nothing in this project that prevents  
10          other actions from taking place. There are  
11          many other actions needed. This one has a  
12          distinctive feature, and that is that it  
13          demands from all developers. And especially  
14          from the Planning Board that it start looking  
15          at full cost accounting or full environmental  
16          cost accounting. This is not being done. I  
17          don't know that the Community Development  
18          Department is equipped for it. I do not know  
19          that this Planning Board has the people on it

1           who have the kind of knowledge that is  
2           required to deal with climate change, its  
3           ecological consequences, and its consequences  
4           for the urban environment. Let that be as it  
5           may. I am sure that there are other ways of  
6           choosing Planning Boards even under plan E.  
7           I suggest that this Planning Board start  
8           doing research.

9                       HUGH RUSSELL: Okay, thank you.

10                      Ben Pignatelli.

11                      BEN PIGNATELLI: Ben Pignatelli,  
12           P-i-g-n-a-t-e-l-l-i. Thanks a lot. I really  
13           appreciate the public service. I come from a  
14           family of public servants, but just as with  
15           my family, I've got to push back and  
16           challenge and say we need more. We need to  
17           act a lot faster. And the irony in Cambridge  
18           is so strong to me. We invite all these big  
19           drug companies in and these big buildings to

1           make quality of life way better, but every  
2           building that we build these days makes us  
3           less healthy. I mean, that's just a fact.  
4           And I think it will help the economy. It  
5           will help the tax rolls here in Cambridge.  
6           It will help the economy in Massachusetts.  
7           And, yeah, this petition may not be ready  
8           right now, but I've been on awful lot of  
9           webinars for the new building institute for  
10          years now and they're a good resource to  
11          learn more. And it would be great if they  
12          were on board with this petition, too, the  
13          new buildings institute could offer a lot.  
14          But if we wait until everybody's on board  
15          with this, it's not change. It's just  
16          business as usual.

17                   Thank you very much.

18                   HUGH RUSSELL: Thank you.

19                   Carolyn Shipley.

1 CAROLYN SHIPLEY: Good evening.

2 Carolyn Shipley, S-h-i-p-l-e-y, 15 Laurel  
3 Street, Cambridgeport.

4 I want to mention a very interesting  
5 report I came across today and it says ask  
6 the climate question. It's from The Center  
7 For Clean Air Policy. Actually someone can  
8 tell you but there will be this forum at MIT  
9 where people from center for clean air --  
10 actually, Steve Wrinkleman will be at -- he's  
11 from the Center for Clean Air Policy. They  
12 asked urban leaders to ask the quiet climate  
13 question. I think that's what we're here  
14 for. They want to know who is going to be  
15 the champion of adaptation. It could be a  
16 Mayor, a county commissioner, a city  
17 department, or Planning Board or someone like  
18 Mike Connolly who took the initiative to  
19 create the Connolly Net Zero petition. He's

1 a real adaptation champion.

2 The U.N. just released its report last  
3 week saying that we will pass the tipping  
4 point within a decade or two and has set  
5 guidelines for all countries to do something  
6 about their emissions. Yet there are some  
7 countries that have more carbon emissions  
8 than we do, but someone has to start it. And  
9 we have to start somewhere.

10 I was thinking that if I were running  
11 for City Council, I would have a campaign  
12 slogan which would be 3-D. Considering the  
13 fact that parts of Cambridge will be flooded  
14 according to a CDD report by 2050 from a  
15 storm surge, my three D's would be that I  
16 would ask the cities to build dams, dikes,  
17 and docks for our boats because we won't be  
18 using our cars. I urge you to be the  
19 adaptation champions, to do something about



1 starting us on the way to saving our  
2 environment. We're not making it up. All  
3 scientists -- there's another report I think  
4 in The Globe today about another report by  
5 the union of concerned scientists. Most  
6 scientists say we do have a problem. So I  
7 urge you to be the climate adaptation  
8 champions.

9 Thank you.

10 HUGH RUSSELL: Thank you.

11 Does anyone else wish to speak? We'll  
12 take the man in the blue shirt behind the man  
13 in the blue shirt.

14 PARAG SHAH: Parag Shah, P-a-r-a-g.  
15 Last name is S-h-a-h. And I apologize I'm  
16 not actually a resident of Cambridge, I used  
17 to be a resident of Cambridge and echoing  
18 comments made earlier, I now live in Boston  
19 and I would tell you that, you know, other

1 communities are watching. I think this is a  
2 potential leadership position that Cambridge  
3 can take on this issue. It's something bold,  
4 a little different, and I think the steps are  
5 lined up to be taken. So I just wanted to  
6 play that out there, that I think Boston's  
7 looking. There's a new Mayor coming on  
8 board. I know at least I've mentioned it or  
9 whispered into the ears of one of the two  
10 remaining mayoral candidates, so, you know,  
11 we're hoping to piggy back on what the  
12 Cambridge leadership does here.

13 Thank you.

14 HUGH RUSSELL: Thank you.

15 Yes, Ma'am.

16 MARK JAQUITH: Good evening. For  
17 the record my name is Mark Jaquith,  
18 J-a-q-u-i-t-h. I reside at 213 Hurley  
19 Street. Chairman Russell just told us that

1 the Board recognizes this issue, knows where  
2 we need to go. Everybody out here recognizes  
3 the issue, knows where we need to go. I just  
4 urge you to use your office to help us get  
5 there.

6 Thank you.

7 HUGH RUSSELL: I guess I would make  
8 a correction. I think we don't know,  
9 specifically don't know where we need to go.  
10 We know the end goal. We don't know how to  
11 get there. And that's --

12 UNIDENTIFIED AUDIENCE MEMBER: Can  
13 you speak up?

14 HUGH RUSSELL: I can try. I can get  
15 closer.

16 Did the woman sitting next to you wish  
17 to speak? There's a woman who has her hand  
18 up. Is that Pebble?

19 PEBBLE GIFFORD: Yes.

1 I've been around too long. Hi, my name  
2 is Pebble Gifford and I live at 15 Hilliard  
3 Street. And I looked at this issue as a  
4 matter of pride. And I am very proud that  
5 Cambridge has taken a leadership position in  
6 this, and I hope it continues to. I was  
7 curious tonight to see how many times I could  
8 find on Google Cambridge's zero -- what is  
9 it? Net Zero emission highlighted or  
10 identified. Three pages and I ran out.  
11 We're on many news sites. Political had  
12 something on it. There were a whole bunch of  
13 them. So we've already gotten recognition  
14 for not doing anything, and I'm -- and we've  
15 also gotten some knocks because word is out  
16 that the politicians and special interests  
17 are trying to kill it. That's in the news,  
18 too. So I urge everybody just to take a look  
19 and see how much coverage this issue is

1 getting already.

2 Now we can be proud of that, which I  
3 am. And once again Cambridge can take the  
4 aggressive position and try and get this  
5 thing going and established and I would hope  
6 that the City Councillors could take pride in  
7 it and not knock it and the Planning Board,  
8 the same thing, if we can work it out. And I  
9 think if there's a will to do it and pointing  
10 out the way is the issue. And what I'm very  
11 disappointed in, and I'll mention it, is  
12 we're the perfect city to do this. We're the  
13 people's republic and we can do things on the  
14 radical side and get away with it I guess.  
15 But I am not happy about is MIT's role in  
16 this venture. I understand that they have  
17 designed and created some of the systems that  
18 will be put into these buildings to enable  
19 them to be zero, Net Zero emission. But yet,

1 they're taking the opposite task. They have  
2 a task force that exists to kill this, this  
3 program, to kill it. And I think that's so  
4 irresponsible. This is one of the leading  
5 scientific educational institutions in the  
6 country. They should be getting blasted for  
7 doing this. They're much more concerned now.  
8 I think they had a major change in course and  
9 let's focus where funds are concerned, where  
10 students and student housing and student  
11 issues, they've formed these task forces or  
12 these groups that are interested in the  
13 commercial development to be incubators or  
14 the innovators. Or whatever it is you want.  
15 And I've even heard a rumor, maybe it isn't a  
16 rumor, maybe it's the truth, they want  
17 Central Square to have buildings with  
18 bedrooms for people to come and work in these  
19 new ventures. They're already here a lot of

1           them. That's their attitude towards Central  
2           Square. I suggest that they should move out,  
3           move on, do anything. We shouldn't let them  
4           get away with taking that position if that is  
5           the case.

6                       Once again, I'll just say that I think  
7           this is a matter that Carolyn said to be  
8           proud of. There should be some heros in  
9           this. There's already one hero, Mike, who's  
10          done it this far. And I think there's a  
11          chance here for Planning Board to be heros  
12          and the City Council to be heros. Wait until  
13          you see. There won't be three pages of  
14          Google notices about Cambridge and this  
15          petition, there will be 10 pages. And I  
16          think that's something we should shoot for.  
17          So let's go with it. A lot of questions, get  
18          them answered, and let's go with it.

19                       Thank you.

1                   HUGH RUSSELL: Thank you.

2                   SUE BUTLER: Thank you very much.

3                   I'm Sue Butler. I live half a block from  
4                   here. I own two buildings that are  
5                   increasingly on geothermal and photovoltaics  
6                   and carbon negative. My household electric  
7                   bill is zero for the year and it covers my  
8                   whole household use and all of the pumping  
9                   for the baseboard hot water systems in my  
10                  tenant's apartments. I think you should  
11                  support this excellent petition.

12                  Mike Connolly, thank you very much.

13                  It's very important that we take a  
14                  position now in order to solve the problem.  
15                  The problem is that there are 400 parts per  
16                  million of carbon dioxide and many other  
17                  greenhouse gasses in our upper atmosphere,  
18                  including water vapor which gets there from  
19                  the increasingly violent storms that go five



1 miles high and throw water vapor into the  
2 upper atmosphere along with a number of other  
3 compounds. It means we're heating up. It  
4 means we are in the beginning wobble of a  
5 catastrophe. I work as a nurse, also as  
6 co-principle investigator in the lab for  
7 probabilistic reasoning where we study errors  
8 of judgment under uncertain conditions. When  
9 I first started as a nurse, I worked in  
10 intensive care. I took care of people who  
11 were very, very, very catastrophically ill.  
12 I know what you have to do to save someone  
13 who's got a bad lab value. I worked for a  
14 year in surgical oncology on a cancer ward.  
15 Occasionally a patient did not survive. I  
16 took care of their family. But I witnessed  
17 failures of complex systems. 400 parts per  
18 million carbon dioxide in our atmosphere is a  
19 lethal dose of carbon dioxide to our planet.

1 You can stand and take a position and make  
2 this Net Zero happen and you might make a  
3 difference. A lot of us are trying not to  
4 think three words: It's too late. I don't  
5 know if it is or not.

6 Last fall I submitted an article to a  
7 peer reviewed engineering journal on my  
8 efforts and my thoughts on sustainability and  
9 what is required. I did not expect it to be  
10 accepted. I'm not an engineer. It was  
11 accepted. I talked to my boss in the lab, I  
12 say well, they were going to let us know by  
13 May or April. And mid-May I hadn't heard.  
14 And I called my boss up, I said, they haven't  
15 rejected it. Shocking. He said not only  
16 have they not rejected it, they were very,  
17 very impressed.

18 I'll read you a little bit from the  
19 first page and a little bit from the last

1 page. (Reading) Ray Emerson wrote in 2003  
2 -- that's ten years ago -- delays in dealing  
3 with environmental problems will ensure both  
4 amplification and the magnitude of effects  
5 and their extension in time beyond some point  
6 of deterioration or depletion, full recovery  
7 may not be possible. As difficult as  
8 preventing or slowing some types of  
9 environmental changes may be, reversing them  
10 after they have occurred will be much more  
11 difficult, and in some instances perhaps not  
12 possible at all. That's what we're facing.

13 I put one sentence in there. I was  
14 sure they were going to cut it out. And in  
15 the editor's comments appended to the  
16 reviewer's comments, he said don't cut it out  
17 and add to it. I wrote this a year ago,  
18 maybe more. My phrase was two words: 100  
19 percent now. And the editor added to that:

1 Must be the new standard for all buildings;  
2 homes, business, industry, and government  
3 buildings. You could take a first tiny step  
4 now that might help a few other people make  
5 commitments to make the changes that we need  
6 to make to try to reverse, not avert. We're  
7 in the thick of it to try to reverse a  
8 catastrophe. And I hope you will. I'm  
9 sending you copies.

10 HUGH RUSSELL: Thank you.

11 Does anyone else wish to speak? Yes,  
12 the woman in the green shirt.

13 AUDREY SCHULMAN: I'm Audrey  
14 Shulman, S-c-h-u-l-m-a-n. 21 Acorn Street.  
15 I have two kids, as many of you might have  
16 kids or grandkids, every day I make sure that  
17 they try to eat appropriately; have a little  
18 milk, maybe have a vegetable or two. I make  
19 sure they do their homework. I hope they go

1 to college some day. I hope they have a full  
2 and happy life. I do all these things in  
3 hopes that they will have that full and happy  
4 life. Climate change is something that can  
5 change that, and there is a great Nobel Prize  
6 winner whose name I can't remember now who  
7 said the way you judge a society is by how it  
8 hands down -- you know, what sort of society  
9 it hands down to the next generation. And I  
10 think we will be judged. The only thing we  
11 can do, the most loving thing we can do for  
12 the next generation is to give them an intact  
13 planet. And you guys have a really small  
14 chance to do one teeny thing to help out. I  
15 really recommend you do it.

16 Thank you.

17 HUGH RUSSELL: Okay, thank you.

18 JOHN MASSIE: Hi. My name is John  
19 Massie, M-a-s-s-i-e. I live in Porter Square

1 on Hancock Street right on the border between  
2 Cambridge and Somerville. I have the great  
3 fortune of actually working in the energy  
4 efficiency field on the residential side of  
5 things. And what I do every single day is I  
6 talk to residents of Cambridge as working in  
7 an outreach capacity about energy efficiency  
8 and about the environment, about climate  
9 change. And the amazing thing that I've seen  
10 in the last year and a half is how many  
11 hundreds, if not thousands of residents are  
12 jazzed up about wanting to do something about  
13 climate change. Whether it's insulating  
14 their home or installing solar panels or  
15 heating systems, whatever it is. Just  
16 getting an energy assessment. Just screwing  
17 in CFL light bulbs. People want to do this.  
18 They want to make a difference. So the point  
19 I would like to do make is I think Cambridge

1 residents are ready for this. I see it every  
2 single day. It gets me excited for what I  
3 do. And I would really encourage you to give  
4 back to those residents that are really  
5 fighting this fight by passing this petition.

6 Thank you.

7 HUGH RUSSELL: Thank you.

8 Man in the check shirt or plaid.

9 SPENCER LAWRENCE: Hello. My name  
10 is Spencer Lawrence,  
11 S-p-e-n-c-e-r L-a-w-r-e-n-c-e. I also live  
12 on the border of Cambridge and Somerville in  
13 Porter Square. Happy to know that guy. And  
14 I want to thank you guys for your time and  
15 thank all of you for showing up for this  
16 important discussion. I work in energy  
17 efficiency industry and day after day I see  
18 firsthand examples of how utilizing  
19 efficiency and renewable energy in buildings

1 is in the long term economic interest of the  
2 building. It also creates jobs. It's, you  
3 know, helped create a job for me, for my  
4 roommate who just spoke, and for lots of  
5 other people. But beyond the economics, this  
6 is really, you know, an ecological imperative  
7 that this happens, and to address one tiny  
8 subset of the ecological importance of  
9 this -- I'm going to take a quick poll of the  
10 audience. Who here likes or has ever been to  
11 a national park? Raise your hand.

12 (Raising hands).

13 SPENCER LAWRENCE: Great. Did you  
14 have a good time? Awesome. Okay.

15 Well, today's the 123rd anniversary of  
16 the Yosemite National Park which is a  
17 beautiful national park that I've had the  
18 good fortune to go to. And I wanted to share  
19 a quote with you today from Jonathan Jarvis



1           who is the director of the National Park  
2           Service. In 2010 Jonathan Jarvis said,  
3           quote: I believe climate change is  
4           fundamentally the greatest threat to the  
5           integrity our national parks that we have  
6           ever experienced.

7                        So, I just want to leave you with that  
8           and implore you to act quickly in support of  
9           this important measure.

10                       HUGH RUSSELL: Thank you.

11                       Yes, sir.

12                       SAM SEIDEL: Thank you all and good  
13           evening. Sam Seidel, S-e-u-d-e-l, 381  
14           Broadway. I just want to express my  
15           continued support for the petition. I know  
16           there's a lot of work to happen. And I think  
17           the task force is a good way to start that  
18           work. It's going to allow us to broaden the  
19           picture because not only is this a complex

1 ecological problem and perhaps a design  
2 engineering problem, but it's a very  
3 complicated human problem and political  
4 problem giving all the forces at play here.  
5 So I would just urge you and all the other  
6 powers that be that are in this room that you  
7 have sufficient representation on that Board  
8 because you will have the -- ultimately have  
9 the difficult work of interpreting what that  
10 Ordinance means or whatever comes out of that  
11 whole process, and so just make sure that  
12 there are enough sets of ears there to  
13 remember what was said and why it was said  
14 that way. All right.

15 Thank you very much.

16 HUGH RUSSELL: Thank you.

17 Yes, Ma'am.

18 MONICA RAYMOND: My name is Monica  
19 Raymond, R-a-y-m-o-n-d, 57 Brookline Street.

1           Isn't Cambridge wonderful? So many learned  
2           references? I didn't actually come out today  
3           intending to speak, but as I'm listening, I  
4           had -- I had three thoughts:

5                     The first one is that some things are  
6           thinkable until they become unthinkable. For  
7           example, slavery was considered okay. Right?  
8           Smoking inside a room was considered okay in  
9           my lifetime. It's pretty hard for me to  
10          understand actually how knowing what we know  
11          about anthropogenic climate change, it's  
12          considered okay to still build buildings that  
13          have closed windows and rely on fossil fuel  
14          for their ventilation systems. This is  
15          called traditional architecture. It's not  
16          traditional architecture. It's very short  
17          lived. It's just the last 100 years there's  
18          all kinds of things we know about  
19          architecture and city planning that we don't

1 do anymore because of this. And this is  
2 something that is just going to seem insane.  
3 And to me it already does seem insane. So,  
4 to me the Net Zero petition feels like it  
5 should be a fete accompli (sic) because what  
6 we're doing right now is crazy. So it has to  
7 stop. So that's the first thing.

8 The second thing is that developers,  
9 architects, unions, they're gonna rise to the  
10 moment. Someone just sent me an article last  
11 week about an electrician's union in San  
12 Diego that's collaborating -- the union is  
13 collaborating with Net Zero development  
14 there. The electricians are learning the  
15 systems. So why would we turn down the  
16 opportunity to be a place -- and it's not  
17 like we're going to be pioneers for the  
18 world. This has already been pioneered in  
19 Germany and the Netherlands, but in the

1 United States no. Why would we turn down the  
2 opportunity to be the place where we're  
3 learning how to do these things? Where our  
4 builders and our unions are learning the  
5 skills that they need to really build for the  
6 21st century in a rational way?

7 And the third thing is why would we  
8 walk away from basically the novice, the good  
9 feeling, the possibility of pride and praise  
10 that we would get for being a city that  
11 pioneers this in the United States? It just  
12 seems to me like a no brainer to figure out a  
13 way to go forward with it and I hope you  
14 will.

15 Thank you.

16 HUGH RUSSELL: Thank you.

17 Yes, sir.

18 STEVEN MILLER: My name is Steven  
19 Miller, M-i-l-l-e-r.

1           I also didn't expect to speak here  
2           today. I think one of the common worries  
3           about an Ordinance of this type is that it  
4           will put us at an economic disadvantage.  
5           They'll go to Somerville. Whoa, right?

6           The good news, I think, is that what  
7           makes Cambridge special and unique is not  
8           moving. We're in an incredible lucky  
9           situation that the things that give us the  
10          economic advantage are stuck here. They're  
11          trying. I mean, Harvard's trying to move to  
12          Boston. But it's not there yet. And it  
13          probably won't ever be fully there and  
14          neither will MIT. I think we have the chance  
15          to take advantage not to kill the goose that  
16          lays the golden eggs but in fact to take  
17          advantage of our advantages. If you can't  
18          take advantage of your advantages, you are  
19          really in trouble, because when you're in

1           trouble, then you can't do anything at all.  
2           This is the time to move, when things are  
3           going well. And in fact, I think a bigger  
4           threat is something that I as a person whose  
5           house is five feet above sea level and whose  
6           basement when I dig down, actually has sand,  
7           I think we're more threatened by the rising  
8           tide of storm surges than we are by making a  
9           small percentage increase in the cost of  
10          initial construction which by every  
11          experience over the long haul more than pays  
12          itself back with the lower operating cost for  
13          the long term. I think the threat for us  
14          economically competitively is not taking  
15          action to make our local environment and our  
16          world safer. If you really want things to  
17          move, if the climate keeps happening, they're  
18          going to go to Vermont, not to Somerville.  
19          And I think we're in a lucky position. And I

1           urge you with whatever authority and power  
2           you have, and I understand it's bigger than  
3           you, but you've got a little piece of that  
4           pie, take a stand, move it forward. The  
5           people who are behind this petition, it's  
6           evolved. They seem very open to evolving it  
7           further. I'm sure it needs to evolve  
8           further. We all need to learn, but if we  
9           don't push it forward, it won't evolve. So I  
10          urge you to take whatever action you can.

11                   Thank you.

12                   HUGH RUSSELL: Thank you.

13                   Does anyone else wish to speak?

14                   AARON KING: My name is Aaron King.  
15           I live at 40 Essex Street. I'm here as one  
16           of the main petitioners just to, you know,  
17           relay that, you know, one reason that I would  
18           -- became a part of this petition is that  
19           this topic is really the most important to my



1 generation, you know, and that's clear that,  
2 you know, your kids in high school and  
3 college and young 20s, you know, they are  
4 most interested in this issue politically.  
5 So I just wanted to start creating this  
6 platform, you know, help push this  
7 conversation forward in Cambridge. You know,  
8 and this issue of development, talking about,  
9 you know, getting new companies here and  
10 creating jobs as well as balancing low income  
11 housing. You know, these are all very  
12 important issues, but I also just really hope  
13 that we consider environmental impacts and  
14 efficiency. And so I hope you guys continue  
15 to think about this as you look at  
16 developments that are coming to Cambridge.

17 Thank you.

18 HUGH RUSSELL: Thank you.

19 JOHN RATLIFF: My name is John

1           Ratliff, R-a-t-l-i-f-f, and I live at 218  
2           Thorndike Street in East Cambridge. And the  
3           more I've listened to this discussion, the  
4           more the question has risen for me. If  
5           Cambridge doesn't do this, what city will?  
6           We're really at a place that's the envy of  
7           most other communities in terms of the number  
8           of people who want to move here and build and  
9           construct the competition for being here for  
10          a lot of advantages that we have that we're  
11          not gonna be losing by taking this step. And  
12          no one would feel able to move if people in  
13          other cities are faced with the same question  
14          of who's gonna lead and they're at a much  
15          bigger disadvantage than we are with a lot  
16          less demand, with a lot less possibility of  
17          making the change without paying some kind of  
18          a cost.

19                   Any time we take an important step

1 forward in this kind of a world, it's always  
2 a fight against inertia. It's a fight  
3 against the way business is always done.  
4 It's a fight against people who think they  
5 have a stake in what they know because it's  
6 moving forward. And we've pioneered in a lot  
7 of those areas, some have been mentioned  
8 tonight, the smoking and other areas like  
9 that, and always there's the opposition from  
10 people who are afraid of making the change.  
11 There's a lot more to fear out there than the  
12 risks of moving this petition forward. And  
13 unless some community takes a stand and  
14 begins to move against that much bigger  
15 threat, then none of us will have a very  
16 bright future ahead of us. And Cambridge  
17 should take that step and should take the  
18 lead.

19 Thank you.



1 great American philosopher Pogo said: We are  
2 confronted by insurmountable opportunities.

3 All right?

4 I think that Net Zero buildings, Net  
5 Zero emission buildings possible. I know  
6 that some are being built, even 71-story  
7 buildings, 22-story buildings in China and  
8 Vienna, these things are happening now. I  
9 know that builders in New England are  
10 building low and modern income Net Zero  
11 energy, positive energy buildings, all right?  
12 Affordably now. Almost like cookie cutters.  
13 They've developed the technology and they  
14 know how to do it not only here but in Canada  
15 and in more extreme environments.

16 Net Zero emissions to me is not only  
17 energy and carbon. We should be thinking of  
18 Net Zero emissions for everything. All  
19 right? As if you were camping, leave the

1 site better than when you arrived. We need  
2 to be thinking that way not only in terms of  
3 climate change, but in terms of all  
4 pollutants. And the imagination, the failure  
5 of imagination that I see here is that we're  
6 only settling for Net Zero. We should be  
7 thinking, as we've seen how the idea of Net  
8 Zero has focussed our energies, we should be  
9 thinking about net positive. We should be  
10 thinking about becoming energy producers with  
11 our infrastructure here of cleaning up the  
12 environment, of changing things. And we can  
13 do that. There is enough knowledge. There's  
14 enough experience. And there is only a lack  
15 of imagination.

16 Thank you for your time. Thank you for  
17 your thoughts.

18 HUGH RUSSELL: Does anyone else wish  
19 to speak?

1                   LEE FARRIS: Good evening. My name  
2                   is Lee Farris, spelled L-e-e F, like  
3                   Frank-a-r-r-i-s, like Sam, and I live at 269  
4                   Norfolk Street in Cambridge. Thanks for  
5                   giving us all an opportunity to share our  
6                   thoughts. I speak in support of the Net Zero  
7                   petition. I want Cambridge to be the first.  
8                   I think that rather than hurting us, it will  
9                   build our reputation long term. I think it  
10                  will result in good buildings, and I think as  
11                  a person who has put solar panels on my roof  
12                  and seen my electric bill turn around, it's a  
13                  great feeling, and I think that's a  
14                  reasonable thing to ask of all of our large  
15                  buildings. And I particularly would also  
16                  like to, you know, that would also apply to  
17                  universities and other organizations when  
18                  they do large buildings. So I think that  
19                  would be great for the whole city.

1 Thank you.

2 HUGH RUSSELL: Thank you.

3 Does anyone else wish to speak?

4 CHARLES TEAGUE: Charles Teague, 23  
5 Edmunds Street. I hope you appreciate as  
6 much as I do the effort Mike Connolly put  
7 into revising the petition. I have to  
8 commend him. He took -- diligently went  
9 through the staff memo and I think really,  
10 really applied their comments. Something  
11 which you all know I never do. So, I -- many  
12 people recited the argument which I think  
13 should carry the day. They recited the  
14 leadership argument which I think should  
15 carry the day. But I was just going to give  
16 you the back envelope, engineering argument  
17 which is that from the City's owned document  
18 is that 17 percent of the emissions of  
19 Cambridge are from transportation. And being



1 in the back of the envelope, we cut that in  
2 half and say the cars are doing about half of  
3 that. So 82 percent of the emissions are  
4 from buildings or it's ten times from the  
5 buildings. And we look at cars, the lifetime  
6 of a car when you go to replace it with a new  
7 technology car, it's about ten years. A  
8 building is 100 years, another factor of ten.  
9 So the Board has been very conscientious  
10 about reducing cars in Cambridge. You could  
11 reduce all the cars and it's not gonna  
12 matter. It's 100 times more important to  
13 address the buildings. Now, this is just  
14 back of the envelope, but I just want you to  
15 just think about that because the Board puts  
16 so much effort into cars and we just have to  
17 start focusing on what's on the -- what's  
18 really important.

19 Thank you.

1                   HUGH RUSSELL: Thank you.

2                   Does anyone else wish to speak?

3                   (No Response.)

4                   HUGH RUSSELL: Okay, thank you.

5                   So, colleagues.

6                   STEVEN WINTER: Yes.

7                   HUGH RUSSELL: I set out an approach  
8                   an hour or so ago and we've heard a lot of  
9                   very thoughtful people in that time. What  
10                  should we do?

11                  TOM SIENIEWICZ: Well, I really  
12                  appreciated the remarks and actually find  
13                  myself in this wonderful position where I  
14                  think there's broad sympathy, if not  
15                  concurrence from everybody sitting on this  
16                  side of the table behind these microphones  
17                  and everybody sitting over there. The extent  
18                  to which anybody kind of antagonism was  
19                  outlined, I don't feel it. I think that we

1 as a community have come together in a real  
2 fantastic way here. But there are a bunch of  
3 questions that need to be studied and need to  
4 be addressed before we can responsibly draft  
5 a piece of legislation which is not our role  
6 after all. That happens at City Council. We  
7 simply advise on issues of city planning and  
8 issues of planning. So I have a number of  
9 questions which I would like to perhaps  
10 forward or pitch them into the public debate  
11 and into the formal legislative debate which  
12 relate to, I guess, questions that we're  
13 supposed to be experts at which is cities and  
14 city planning and physical space. So that's  
15 one suggestion. Maybe as a Board we could,  
16 you know, throw some questions out into the  
17 debate that could be dealt with by the really  
18 thoughtful people that are here and could be  
19 pitched to the legislative bodies and

1 committees that are working in front of us.

2 H. THEODORE COHEN: Well, I concur  
3 with what my colleagues have said, and I  
4 probably concur with most everything that the  
5 public has said. Certainly this is something  
6 that I am enormously concerned about, but it  
7 may be that I lack imagination and that I  
8 don't know the right way to go about it and  
9 what the right answers are or the right  
10 solutions are right now and how we balance  
11 the different concerns we have. One speaker  
12 talked about, you know, higher density,  
13 greater population, having more mass transit.  
14 I think there are a lot factors that have to  
15 be studied, and I don't feel competent at  
16 this point to say that this is the correct  
17 legislation that is going to solve all the  
18 problems or even some of the problems. And  
19 so I think I'm interested in what's going to

1           come out of the debate that the Mayor and the  
2           City Council are having tomorrow, and the  
3           follows up and the task forces that are going  
4           to be constructed because I think there are  
5           enormous questions that have to be answered,  
6           and either I lack the imagination or I  
7           certainly know I'm not scientifically  
8           competent to answer it myself. And to know  
9           that at this moment that this is the correct  
10          legislation that we have, should have. I  
11          look forward to the task force and the City  
12          Council and the other governmental bodies  
13          moving forward as quickly as possible. And  
14          if it ends up being another Zoning Petition,  
15          then it comes back to us and we will then  
16          have the sufficient information to try to  
17          determine whether, you know, it is the right  
18          Ordinance or the right Zoning Ordinance or  
19          whether it should be some other form of

1           legislation that the City adopts. But I  
2           think I and everybody else on this side  
3           probably agrees almost 100 percent with  
4           everything that's been said tonight.

5                     HUGH RUSSELL: It's kind of hard to  
6           top those two comments.

7                     STEVEN COHEN: I hesitate to say  
8           anything, but perhaps a bit of a rejoined  
9           journey I guess. I think we've heard  
10          eloquently from a number of speakers. In  
11          fact, greenhouse gasses present a problem,  
12          and we've heard the passionate plea that  
13          something needs to be done about it and that  
14          we should do something about it. But I  
15          didn't hear a clear or coherent explanation  
16          as to how this particular petition would  
17          actually, you know, have a positive,  
18          measurable, significant impact in alleviating  
19          the problem. We agree, all of us, that

1           there's an issue and a problem. But the  
2           difficult question that is presented to us  
3           today is whether this proposal will in fact  
4           be effective in addressing that problem. And  
5           frankly, again, as everybody has  
6           acknowledged, we're not scientists. I'm not  
7           a scientist. I don't understand all of the  
8           issues well enough to speak with tremendous  
9           confidence, but I mean the goal of this  
10          petition is to mitigate the greenhouse gas  
11          problem. But my understanding from the, you  
12          know, wonderful memo that was prepared for us  
13          and from other readings, is that the  
14          likelihood of any of the buildings or any of  
15          the taller buildings anyway, commercial  
16          buildings that we'd like to address, the  
17          likelihood that they would actually be Net  
18          Zero in the sense, you know, that they will  
19          produce more energy than they consume, well

1           that in and of itself is very unlikely. So  
2           the key mechanism here to address the gap is  
3           that the operators of the building either  
4           purchase renewable energy on the grid or they  
5           purchase RECs. Well, my understanding from  
6           the memo, again, is that on the grid  
7           renewable energy is not readily available to  
8           large commercial users. So, you know, we're  
9           then purchasing RECs. And I'm trying to  
10          figure out, you know, how RECs work. Well,  
11          you know, it's not clear, you know, how  
12          they're going to be priced, who benefits from  
13          them. It's not clear how whether a building  
14          owner who purchases these RECs how that  
15          actually benefits the residents of Cambridge  
16          or how it actually addresses or alleviates or  
17          mitigates the problem that we're trying to  
18          address here. I mean, they're about market  
19          factors in there. I mean, it's, it's just



1 not clear. And it really comes down, you  
2 know, I think I think to the availability of  
3 RECs and the cost of RECs. The availability  
4 of renewable energy on the grid, the cost of  
5 that energy. And ultimately I just, I guess  
6 I'm a bit confused. I'm a little bit  
7 skeptical. And I end up feeling that this  
8 ends up being largely, if not primarily, a  
9 symbolic statement, a symbolic political  
10 statement, a moral statement, and it's good  
11 to make, you know, such statements on  
12 important subjects such as this. But in this  
13 case making this statement seems to be  
14 possibly imposing substantial costs on some  
15 people, very few people actually, but a  
16 substantial cost on those few people. It  
17 seems to be imposing administrative burdens  
18 on certain people, including this Planning  
19 Board and other, you know, city agencies.

1           And while I cannot tell you what the  
2           consequences ultimately of this proposal  
3           would be, it seems clear that those  
4           consequences are to a large extent, you know,  
5           unknowable. Unknown and unknowable at this  
6           point. So for all of these reasons,  
7           certainly at the very least I agree with you,  
8           Mr. Chair, that this should go to a committee  
9           that brings in not only greater scientific  
10          expertise, but economic expertise to do the  
11          analysis here and to figure out what are we  
12          really accomplishing or would we be  
13          accomplishing here?

14                 Now, if we had to build that was  
15          talking about simply increasing the energy  
16          efficiency of buildings, by all means. If we  
17          want to require that buildings have  
18          geothermal heat pumps in the future, great, I  
19          can understand that. I mean, there are a lot

1 of specific things that we can do in the city  
2 or make amendments to the Building Code or so  
3 forth. But frankly, so much of this proposal  
4 is tied into buying RECs or buying renewable  
5 energy on the grid, that that's what really  
6 creates the total unknown and unconquerable  
7 to me. So maybe it's a lack of imagination,  
8 but I think it's a lack of facts and the lack  
9 of any variability to anticipate what those  
10 issues will mean down the road.

11 So, long winded way of supporting your  
12 suggestion that this go to a committee of  
13 people who are much more representative of  
14 the disciplines and expertise than we have  
15 and that are necessary to really make some  
16 sense out of this entire topic.

17 STEVEN WINTER: Just a brief  
18 comment, Mr. Chair.

19 HUGH RUSSELL: This is not a debate

1 at this point.

2 STEVEN WINTER: Mr. Chair, I want to  
3 mention -- and to my colleagues as well, that  
4 there is so much good intentions in the room  
5 right now and we have to remember that. That  
6 when this issue comes up, we are filled with  
7 good intention despite some elements of  
8 negativity and doubt. But I think that's our  
9 strongest value. And I think we really need  
10 to be able to work with that. I think that  
11 the idea that there needs to be a larger  
12 dialogue with deeper content depth in the  
13 participants is exactly where we need to go.  
14 However, I also think that this Board can  
15 continue to play a role that encourages the  
16 outcomes of this inquiry to be as bold as we  
17 can be always and to have the kind of reach  
18 that we are used to having in Cambridge which  
19 is to go beyond where people are and to

1 really say we're gonna go farther than that.  
2 We are really going to do that. We know we  
3 can do it.

4 And the other thing is, and I think we  
5 need to continue to announce on this Board  
6 in the process, not fear, but that we have a  
7 resolve to make this work out. That our  
8 resolve is very, very strong. And I think  
9 that with that announcement needs to  
10 recognize the strength of the comments from  
11 our younger folks tonight that there is a  
12 great strength there that we can tap into and  
13 have work for us. So, yes, I concur with my  
14 fellow Board members that we need to keep, we  
15 need to keep on this issue but it needs to be  
16 a larger dialogue.

17 PAMELA WINTERS: So I wanted to  
18 agree with what my colleagues had to say and  
19 I'm just curious as to when this task force

1 or committee will be starting.

2 Iram, I don't know if you know that.

3 And also I would -- my hope is that the  
4 universities, the institutions, the business  
5 community, consultants, and the staff will  
6 all be involved similarly to the rezoning  
7 petition that I participated in. I'm hoping  
8 that will happen. But do you know when this  
9 will be happening?

10 IRAM FAROOQ: So we received a  
11 Council order on this topic just two weeks  
12 ago and the Council would like to wait for --  
13 had asked us to wait for this hearing as well  
14 as the panel discussion that they have  
15 tomorrow and the round table discussion that  
16 they have so that we have a better sense of  
17 what is the -- what's the direction that the  
18 Planning Board and the City Council want us  
19 to go in, and what -- we'll know a lot more

1 about some of the technical considerations  
2 that come up. So that will help guide us in  
3 framing who is going to be on the petition.  
4 But definitely the City Council has guided us  
5 in getting that set of people that you  
6 mentioned. And in addition to that, also  
7 making sure that there is the technical  
8 expertise that other Board members have  
9 alluded to to make sure it's a really  
10 comprehensive picture guided by real  
11 knowledge and thinking.

12 Thanks.

13 PAMELA WINTERS: Thank you.

14 HUGH RUSSELL: So I'm going to  
15 follow up on Tom's suggestion. So, and this  
16 is sort of my take on what we would like to  
17 see. It's -- geothermal energy is really,  
18 it's a heat bank strategy. Basically you  
19 take excess heat in the summer, you put it

1           into the earth, and then you draw it out in  
2           winter. Now there are other kinds of  
3           geothermal, but around here that's basically  
4           the way it works. So that's advantageous  
5           because it doesn't put more heat into the  
6           atmosphere in the summer, it puts it  
7           underground, and then when you need it, you  
8           withdraw it. And it's not without its  
9           challenges as the City Hall Annex shows, but  
10          it's -- a system has been functioning, it's  
11          no longer functioning as well as it was, but  
12          you know, we'll figure out why and we'll fix  
13          it. And it seems like that is something that  
14          say Harvard University is way ahead of the  
15          rest of the city. That's pretty standard in  
16          almost all of the Harvard buildings because  
17          it makes so much economic sense and it's a  
18          logical thing to do. So we would like people  
19          to do that, it may be difficult to do on the



1 scale of very small buildings, but this  
2 particular petition is aimed at large  
3 buildings. It's expensive to draw wells here  
4 because geothermal is apparently the most  
5 economical way to build buildings in Texas  
6 where they have a lot of drilling technology  
7 and maybe better rock that's easier to drill  
8 in. I'm not sure about that.

9 Another thing that occurs to me is that  
10 using roofs to collect solar energy is just  
11 like, again, another thing that makes  
12 tremendous sense and it's what we can do in  
13 the city on some roofs. I've looked at the  
14 study for my house and there's a patch about  
15 four feet square that I could put a solar  
16 collector on, and -- because I'm in the  
17 shadow of the Longfellow School. But so it  
18 makes me, you know, but the Longfellow School  
19 gets all of the sunlight. And yes, maybe a

1 collector would stick up and eliminate my  
2 four foot square patch, but the old climate  
3 protection plan which I was told was defunct  
4 this week, talked about an urban forest  
5 strategy. I don't think that idea is  
6 defunct. You grow trees, sequester carbon on  
7 the short term, they provide shade, they  
8 invert, you know, change the microclimate and  
9 we can do more on that. And there's an  
10 opportunity, I think and I think that the  
11 Connolly petition says that we've got an  
12 opportunity with these very expensive biotech  
13 buildings from every significant  
14 improvements. Because the kind of a building  
15 that costs hundreds and hundreds and hundreds  
16 of dollars a square foot to build, a lot of  
17 these changes that make them better users of  
18 energy are insignificant in the overall cost.  
19 And now -- but the greatest opportunity is

1 really -- in the city is the existing housing  
2 stock that was built in, my house 130-odd  
3 years ago, and has been upgraded a few times.  
4 Like, for example, when they put in heat,  
5 that would have been better I guess before,  
6 right? Well, they had, I think they had coal  
7 stoves for heating when the house was built.  
8 But there's a -- if you try to get a sewer  
9 permit in lots of parts of the Commonwealth  
10 above the surface size, you have to do I&I.  
11 And I&I stands for infiltration and --

12 CATHERINE PRESTON CONNOLLY: Inflow.

13 HUGH RUSSELL: -- inflow.

14 And what this says is that if you're  
15 going to put more wastewater into the system,  
16 you've got to get rid of extraneous water  
17 that's leaking into the system that's equal  
18 to twice what you're doing. So you could --  
19 it might be better to think about instead of

1 purchasing renewable energy credits, saying  
2 to Pfizer or whatever, well, gee, you're not  
3 doing as well as you should, so fix up 100  
4 houses and that will produce an effect here.  
5 And, you know, what does that mean, fix up  
6 100 houses? I mean, in the I&I program you  
7 actually go into private and public property  
8 and you, at the developer's expense, do that.  
9 Maybe in a -- this kind of a program it's  
10 more like a technical assistance program.  
11 You know, it's a system that gets created.

12 Now those are sort of some of my ideas  
13 that I would forward to the task force. Will  
14 that accomplish the goals, just those four  
15 ideas? I rather doubt it. Should they be  
16 part of the system? Probably should be.

17 So. Tom, do you want to go back to  
18 your list now?

19 TOM SIENIEWICZ: Yes, there have

1           been a lot of great ideas. Steve's got some  
2           and you've articulated some wonderful ideas.  
3           My questions, I think are some of the obvious  
4           ones. You know, what's the present value of  
5           the initiative? And what's the pay back time  
6           in and that could be measured by some other  
7           context. But if we say okay, you've got to  
8           make the most efficient envelope you possibly  
9           can, that might have a real deleterious  
10          effect on the built in environment. For  
11          instance, when buildings start rotate  
12          themselves and they had advantageous solar  
13          orientation which might be contrary to our  
14          street grid and contrary to our historic  
15          pattern of our neighborhoods, so (inaudible)  
16          that you might end up with, you know, not a  
17          great urban form for buildings that we're  
18          emphasizing energy efficiency and Net Zero  
19          over some of the other qualities that we hold

1 really dear here in Cambridge. So that's a  
2 question I might have about that.

3 Your point about the urban forest also  
4 led me to a question about well, okay, so  
5 then what are your rights to sunlight across  
6 your property? If you have to generate  
7 energy to reach your Net Zero, are you going  
8 to therefore ask the City to remove street  
9 trees so that you would have sunlight so you  
10 could take advantage of solar? And maybe an  
11 absurd question, but it's the kind of  
12 question that needs to be addressed and  
13 thought through. Maybe not within the  
14 context of the actual language of the  
15 Connolly Petition, but through the  
16 legislative processes.

17 Yes, so I have Pebble pride, too. So  
18 I'm -- I think we should be leaders,  
19 absolutely, on this issue. And I think we

1 can come up with some pretty amazing ideas in  
2 a pretty intricate way in which to deal with  
3 these issues. I will say that Steve's  
4 question about whether Zoning is the right  
5 forum, Zoning is a blunt instrument. Now  
6 dealing with it in great deal of detail for  
7 over 20 years here in the city, it describes  
8 a pretty gross environment. I mean, it's  
9 very hard to do things precisely, and maybe  
10 it is another type of Ordinance or law or  
11 regulation that actually should be governing  
12 this rather than Zoning.

13 CATHERINE PRESTON CONNOLLY: I

14 think, I think that the thing that strikes me  
15 most about this Ordinance is how it doesn't  
16 or I don't see how it interacts with existing  
17 regulation through, for instance, the stretch  
18 energy code. And I think that those kinds of  
19 interactions really need to be further

1 flushed out and those tools employed  
2 alongside with and what has been laid out  
3 here, I think there's some amount of this  
4 that is probably best done through the State  
5 Building Code and which we may be leaders in  
6 advocating for and promoting just as we did  
7 with energy, but that really adoption on a  
8 much wider scale than just the city is  
9 probably appropriate. There is some really  
10 innovative thinking here about what to do to  
11 get beyond that, and I applaud that  
12 innovation. And I'm -- just because I'm not  
13 there on how it works and how it would  
14 interact with other city departments and how  
15 we as a Board would assess whether or not  
16 criteria had been adequately made, I mean in  
17 some respects going from a -- a binary system  
18 of you either maximized it or you didn't to a  
19 you strove to maximize your energy efficiency



1 or you didn't, puts a lot more discretion on  
2 the Planning Board and leaves it a lot more  
3 open to what do we think is enough. I think  
4 we need a lot more guidance on that. It is  
5 not clear to me what's enough. I don't have  
6 the technical expertise of building systems  
7 to know what's enough. And while I think we  
8 can certainly rely a lot on city staff for  
9 that input, you know, I don't know whether or  
10 not that ongoing capacity for continually  
11 updating and evaluating those things are  
12 there yet. And I think the City Council, in  
13 considering how we build the capacity as a  
14 city to evaluate that, needs to be discussed.  
15 I think that, you know, if we're going to  
16 actually make that kind of discretionary  
17 evaluation, we do need to have the either  
18 in-house expertise or an on-call engineer or  
19 someone who can advise us on it, because I

1 personally don't feel equipped to make that  
2 kind of discretionary judgment on where we  
3 go -- which is why I gravitate to the stretch  
4 energy code because I think a building  
5 inspector anywhere in the state can tell me  
6 did you meet it or did you not? And when we  
7 get into the more discretionary aspects, just  
8 like we did with traffic and it was an  
9 excellent point that folks brought up, you  
10 know, that's a place where the Planning Board  
11 has long relied on the expert advice and the  
12 assistance of traffic engineers initially  
13 with an on-call engineer who provided  
14 analysis for us, and, you know, over time the  
15 City has built that in-house expertise. You  
16 know, those are the kinds of things that we  
17 need to be considering as we look to do this  
18 and essentially give a lay board the  
19 discretion to evaluate a very technical

1 subject.

2 HUGH RUSSELL: So I'm very pleased  
3 you brought up the traffic analogy because I  
4 think that's right on. I was speaking with  
5 Iram earlier about this, and it's like now  
6 when there's a traffic question, we have  
7 in-house people who are smart. We have  
8 experience -- some of which the experience  
9 that you gathered and did in one section of  
10 that management, and that you really need to  
11 be that smart about all the aspects that need  
12 to -- I'm getting stuck on my prepositions  
13 here. But all the aspects of energy  
14 management relating to climate change and  
15 then the dire consequences for the city. And  
16 so I agree with that.

17 TOM SIENIEWICZ: I just have one  
18 other question that must have come up in the  
19 deliberations already. I mean, which is not

1 many people that show incrementalism, do you  
2 put this in over time? I know that every  
3 major architectural firm, many of which  
4 appear before this Board have signed up for  
5 something called the 2030 challenge which is  
6 a promise to make all of their buildings Net  
7 Zero by 2030. They're supposed to be 60  
8 percent on the way already. I wonder if that  
9 isn't a model that we might consider. In  
10 environmentalism sometimes if you have to  
11 pump down the road because technology doesn't  
12 exist fully or the doesn't exist at the  
13 moment. 2030 is not that far away. There is  
14 absolute urgency about the issue, but maybe  
15 that's a model, an increment in these huge  
16 problems that you deal with them  
17 incrementally.

18 HUGH RUSSELL: I would remind us  
19 that we took a tiny step in the building on

1 Mass. Avenue where we looked at the glass  
2 curtain wall and said -- at which faces  
3 north, and said no -- now their response  
4 wasn't dramatic, but it went from 100 percent  
5 glass to about 80 percent glass, and I don't  
6 know what's behind the spandrel, but maybe  
7 there will be insulation behind the spandrel  
8 portions. I would certainly hope so.

9           So are we ready now to ask the staff to  
10 make a recommendation, write up a  
11 recommendation based on our discussion? The  
12 gist of which is we believe the task force  
13 process is needed to address the -- these  
14 matters. We don't know if there are interim  
15 measures that could be taken all that courses  
16 during the work that might be either  
17 administrative or regulatory. And we can, we  
18 can change the information we ask people to  
19 think about when they come before us and --

1 I'm sorry, I'm progressing.

2 And then we've had, we responded to the  
3 imagination challenge, I think, by  
4 demonstrating as (inaudible) said that we're  
5 really not good at this. And I thought that  
6 was one of the most accurate pieces of  
7 characterizations of the Planning Board, yes,  
8 we are not, you know, climate scientists or  
9 energy experts.

10 So I -- that would be the subject of  
11 the motion to not recommend adoption as  
12 submitted. To recommend that a task force  
13 process be engaged to get something that can  
14 be adopted, and that hopefully our  
15 suggestions and comments --

16 H. THEODORE COHEN: I concur with  
17 that and though I would suggest as part of  
18 our recommendation is that the task force and  
19 the City Council or whatever entity is taking



1 raise our level of understanding on this  
2 issue. We'll take a short break and go on to  
3 the rest of our agenda.

4 (A short recess was taken.)

5 \* \* \* \* \*

6 HUGH RUSSELL: We're going to get  
7 started again. The next item on our agenda  
8 is a hearing on the Major Amendment Planning  
9 Board case 85, One Education Street.

10 It appears Mr. McKinnon is here to  
11 explain it to us.

12 RICHARD McKINNON: I don't suppose I  
13 could ask for equal time?

14 Good evening, Mr. Chairman, members of  
15 the Board. I'm here on behalf of EF tonight  
16 to -- this is the first building, the  
17 existing EF building, to ask that that  
18 building be granted the right to have  
19 educational uses in there as well as office



1 uses.

2 With me, Emma Rothfeld who has done the  
3 work that you received through DLA Piper;  
4 Martha Doyle the President of EF; and then  
5 Shawna Sullivan who is the new director of  
6 public information. She's the one that's got  
7 us doing things like having 5,000 people on  
8 the ferris wheel two weeks ago out at Point  
9 Park. And we had 2,000 people at our movie  
10 nights on the park. And we're doing a lot of  
11 good things. It's been a nice period for EF.

12 As you know, EF has a second building  
13 that's under construction at North Point.  
14 When EF decided to -- that it just had to  
15 expand and have a North American  
16 headquarters, it was courted pretty heavily  
17 by Chicago, Denver, and Miami. And happily  
18 for us they decided to stay in Cambridge.  
19 And between the two buildings it's a major

1           commitment. They've got three hundred --  
2           will have 386,000 square foot campus. And  
3           considering when Mr. Russell and I first  
4           encountered them, they were a tenant at One  
5           Memorial Drive on half of a floor, so they've  
6           come quite a way in Cambridge. They've been  
7           a great company.

8                        The second building has already been  
9           granted by the Planning Board, the right to  
10          have both educational uses and office uses.  
11          And tonight we're basically asking for the  
12          same thing for the original building. We're  
13          not exactly sure exactly how those uses will  
14          be split between the two buildings, but what  
15          we have -- we do now is that we're here for  
16          the very long haul and we've got a lot of  
17          space and it will help us tremendously to  
18          have flexibility as to how we manage those  
19          uses between building 1 and building 2.

1           And flexibility we need. We've already  
2           had to hire 100 people for the new building  
3           even though it's not going to be ready until  
4           next spring. So they're scattered around  
5           across campus, different campuses elsewhere.  
6           We, we -- it appears it's going to be hiring  
7           600 to 1,000 new employees that we hire when  
8           we're in front of -- yeah, it's very good  
9           news.

10           So I what I'd like to also mention to  
11           the Board is that we're not asking obviously  
12           for any additional square footage, any  
13           additional parking spaces. And all of the  
14           requirements that exist under each of the  
15           Special Permits will continue to exist, and  
16           we will continue to be obligated to follow  
17           all of the conditions of the TDMs and the  
18           PTDMs which were updated in 2011 and applied  
19           in fact to both buildings. So that's a quick

1 summary of what the request is and why.

2 HUGH RUSSELL: Okay, thank you.

3 Question for staff. Is it absolutely  
4 clear that we have to do this by Major  
5 Amendment rather than Minor Amendment?

6 JEFF ROBERTS: Just give me one  
7 second to get to the right page. As I tend  
8 to do, I'll refer back to what the text of  
9 the Ordinance says. So we're looking at an  
10 amendment to the PUD final development plan,  
11 just what's being requested, and amendments  
12 of the final development plan shall be  
13 considered major or minor. Minor Amendments  
14 authorized by written approval of the  
15 Planning Board, and Major Amendments  
16 considered as an original application for a  
17 Special Permit. We just went through that  
18 earlier tonight. So it requires two public  
19 hearings, and for the Planning Board to issue

1 a Special Permit or authorize a Major  
2 Amendment.

3 The Planning Board shall decided  
4 whether proposed changes are major or minor.  
5 And I'll skip down where it describes major.  
6 Well, actually it says minor. Minor  
7 Amendments are changes which do not alter the  
8 concept of the PUD in terms of density, floor  
9 area ratio, land usage, height, provision of  
10 open space, or the physical relationship of  
11 elements to the development. Minor Amendment  
12 shall include, but not be limited to, small  
13 changes of location of buildings, open space  
14 or parking or realignment of minor streets.

15 And then Major Amendments represent  
16 substantial deviations from the PUD concept  
17 approved by the Planning Board. Major  
18 Amendments shall include, but not be limited  
19 to large changes in floor space, mix of uses,

1 density, lot coverage, height, setbacks, lot  
2 sizes, open space, changes in location of  
3 buildings, open space and parking, or changes  
4 in the circulation system.

5 So, in this case what's being requested  
6 is the authorization of a change in the mix  
7 of uses and it's typically, you know, it can  
8 be a bit of a grey area to what level of or  
9 type of use change could be considered major  
10 or minor. It's been our practice to advise  
11 that any, any change in the permitted uses to  
12 a substantial extent, which in this case  
13 would be, you know, would pretty much go  
14 throughout the entire building, is treated as  
15 a Major Amendment. And it's -- and often  
16 that's what's asked for by the proponent as a  
17 way to make sure that all legal questions are  
18 completely resolved.

19 We've had past cases where I'm actually

1 thinking of -- the -- we just issued a Minor  
2 Amendment on the 245 First Street. The prior  
3 amendment on that, which was 2003, which I  
4 looked out, was an authorization to convert a  
5 general office use to a technical office use.  
6 So it's a similar -- in some ways can be  
7 viewed as a sort of a subtle change in use,  
8 but it's still something that was treated as  
9 a Major Amendment in order to make sure that  
10 the building owner, the user wasn't in  
11 violation of any issued Special Permit.

12 HUGH RUSSELL: Okay. It seems  
13 strange that the building is approved for  
14 Education First cannot do education as a  
15 matter of right.

16 RICHARD McKINNON: They did not have  
17 a very smart developing consultant at the  
18 time.

19 HUGH RUSSELL: All right. So now

1 let's proceed then under the assumption that  
2 we have to make a preliminary determination  
3 tonight and decide if there are any  
4 conditions that have to be opposed.

5 So the first step would be to ask does  
6 anyone wish to speak on this matter?

7 (No Response.)

8 HUGH RUSSELL: I see no one who  
9 wishes to speak on this matter.

10 Is there any information we need in  
11 making our preliminary determination? Is  
12 there anything more that we want to know?

13 H. THEODORE COHEN: I have a couple  
14 of questions.

15 Just, is it anticipated that the  
16 educational use and the office use would be  
17 simultaneous or would be one during the day  
18 and one during the evenings?

19 RICHARD McKINNON: There will be



1 times when they will be simultaneous I'm  
2 sure. One of the things that EF did was they  
3 bought the old Arthur D. Little Business  
4 School. It's now the International School of  
5 Business so that goes on at the same time as  
6 office uses go on.

7 H. THEODORE COHEN: And parking, we  
8 have to refresh my memory as to where the  
9 parking is.

10 RICHARD McKINNON: The parking is  
11 within each of the buildings.

12 H. THEODORE COHEN: Within each of  
13 the buildings?

14 RICHARD McKINNON: Right. And it's  
15 fairly limited parking. It's 136 for this  
16 building, which is a building of about  
17 158,000 square feet. The SOV numbers on this  
18 building have been tremendous. EF just  
19 happens to have a tremendous number of

1 workers that simply don't use cars. They  
2 come by bike and they come by public  
3 transportation. So, but we're not, we're  
4 keeping the exact same parking that we have.

5 H. THEODORE COHEN: I understand  
6 that.

7 TOM SIENIEWICZ: If I remember  
8 correctly, educational use, and just checked  
9 with my colleague here, this corner of the  
10 Ordinance here, educational uses have less  
11 smaller requirement for parking, are  
12 considered less intensive. I guess that's  
13 the question for the proponents.

14 RICHARD McKINNON: That's right.  
15 And that's the opinion of the Department of  
16 Traffic and Parking as well. And one member  
17 that knows a lot about this.

18 CATHERINE PRESTON CONNOLLY: Yes.

19 HUGH RUSSELL: And as I understand

1           it, the request is to allow educational and  
2           office use, and the other miscellaneous uses  
3           that are already in the thing without any  
4           limit or proportion.

5                         STEVEN WINTER: Mr. Chair, if we --  
6           is it necessary then for us to understand the  
7           projected percentage of classroom use in that  
8           mix? Or do we simply provide permission to  
9           do either to the extent which the proponent  
10          wishes?

11                        HUGH RUSSELL: If we thought there  
12          was significantly different impacts between  
13          the two kinds of uses, we might go there, but  
14          it seems to me that probably the impacts are  
15          quite similar. There might be some time of  
16          day impacts that are a little different. It  
17          might be, you know -- but in the context of  
18          150,000 square foot building, you know, is at  
19          the point that EF gets acquired by MIT and

1           they turn it into a 10,000 classrooms, that  
2           might be change. I just don't think that's  
3           the eventuality is likely. It may be the  
4           reverse acquisition.

5                         STEVEN WINTER: Okay.

6                         TOM SIENIEWICZ: So it seems to me  
7           at least following the logic of the parking  
8           thought in the Ordinance that the educational  
9           use is less intensive than what they've got  
10          on the site today. That notwithstanding,  
11          through questioning, we learned that  
12          educational use may extend the hours of  
13          operation within the EF facet as compared to  
14          what exists today because there might be  
15          night school, right? The business school or  
16          you want the possibility to have classes at  
17          night or not? Maybe you could.

18                        MARTHA DOYLE: I'm Martha Doyle,  
19          Chief Administrative Officer of EF. Because

1 we're an international company our hours  
2 actually are longer anyway than the school  
3 hours, because we're servicing every country  
4 in the world. So we're already there kind of  
5 a lot. And our students actually are there  
6 less.

7 Another point on the driving and  
8 parking and so forth, the majority of our  
9 students are international students and so  
10 they're here from other countries and they  
11 don't have cars. I mean, they usually rent  
12 spaces in Cambridge and they all walk, bike.  
13 They don't bother buying cars when they're  
14 here as students. So it's actually quite a  
15 reduced impact. And we do a lot of one on  
16 one education, too, so it's also not your  
17 standard, you know, it's not like a high  
18 school. Our average age is 29 for the  
19 business school. And we have some adult

1 education programs, and that average age is  
2 around 50. So it's a little bit different  
3 than the school.

4 HUGH RUSSELL: So I would like to  
5 actually ask that because a final small study  
6 be done to look at the automobile utilization  
7 in the garage and the provision for bicycle  
8 parking and see if in conjunction with this  
9 change it might be prudent to change, to  
10 enhance the amount of bicycle parking because  
11 our own thinking on the subject has changed a  
12 lot since the first permit was given, and I  
13 believe we're hearing testimony that there  
14 might be -- it might make sense to shift  
15 space and that might be a way for us to, you  
16 know, if you say oh, we want to convert, you  
17 know, 10 car spaces to 70 bicycle spaces, we  
18 could in the context of this permit  
19 accomplish that thing.

1                   MARTHA DOYLE: Well, I just -- I'm  
2                   sorry, I just wanted to give one piece of  
3                   information in our PTDM. Our PTDM was done  
4                   for both buildings together for this exact  
5                   reason so that we could sort of study the  
6                   impact of both buildings as one unit almost.  
7                   And so one of the things we promised to do  
8                   was to purchase 20 bicycles that could be  
9                   loaned to students that are housed, and  
10                  they're actually housed in the new building  
11                  but they could be used by the current  
12                  building or the new building. And so that's  
13                  just one piece of this puzzle. We looked at  
14                  bikes for both, for both buildings kind of  
15                  together if that's helpful.

16                  HUGH RUSSELL: So, in the context of  
17                  the answer that might be a perfectly good  
18                  answer in saying we've actually considered  
19                  this question and for the second building --

1 I just think it's, you know, I like to know  
2 that.

3 H. THEODORE COHEN: In a similar  
4 context, do both buildings have retail uses  
5 in them?

6 RICHARD McKINNON: There is a  
7 provision for retail uses and we expect both  
8 will. In the existing buildings is now a  
9 restaurant which is going to expand greatly  
10 and be right on the ground floor with outdoor  
11 seating as you may recall in the new  
12 building. We'll be having a health club as  
13 well as salon on the first floor of the  
14 existing EF building. So each building has  
15 ancillary retail. We might also actually  
16 retain a small restaurant cafeteria on the  
17 ground floor of the existing building. So  
18 each of the buildings has set aside for  
19 retail. One of them is 14,000 square feet,



1 the new one. And I think the existing one is  
2 8,000 square feet, Mr. Chair.

3 H. THEODORE COHEN: And will the  
4 educational use impact on the retail use at  
5 all?

6 RICHARD McKINNON: No, no. We  
7 expect to continue having them. And right  
8 now it's a pretty small component, but as I  
9 said, you know --

10 H. THEODORE COHEN: I'm waiting for  
11 the restaurant in the new building. I walk  
12 by it all the time and say it's going to be  
13 there. I'm waiting for it.

14 RICHARD McKINNON: Yes, yes, I know.  
15 I know. Very much so. So no, no, the  
16 restaurant -- it's moving, there are no if's  
17 and's or but's about that. But we're just  
18 not quite sure how it's going to be used by  
19 people in the exist building. It's going to

1 take a little bit to run the two buildings  
2 together I think for us to get a better  
3 handle. And I'm sure ten years from now it  
4 will be quite different, just as everything  
5 has been from EF as they've grown in  
6 Cambridge.

7 STEVEN WINTER: Just one comment if  
8 I could, Mr. Chair.

9 I just -- I'd like to remind the Board  
10 that this, the proponent added elements of  
11 pedestrian permeability to the new building,  
12 and I think that shows they're really good  
13 neighbors and value the walkability of that  
14 part of town. So I just wanted to make sure  
15 that we all remembered that the proponent had  
16 done that. Added pedestrian permeability to  
17 the newer building.

18 H. THEODORE COHEN: Will the  
19 students be skateboarders, too?

1                   RICHARD McKINNON: I'm hoping. I  
2                   will be. Yeah, well, as you know, we worked  
3                   very closely with DCR, with Kara Seiderman  
4                   and folks here at CDD and the skate park  
5                   people to really have a tremendous sense of  
6                   getting around out there by bike and by  
7                   walking. It was a big, big part of the  
8                   challenge out here to do that and to do it  
9                   right. In fact, we just recently got  
10                  sign-off on everything from the City of  
11                  Cambridge on all of the final specs for the  
12                  bicycle paths, etcetera.

13                  H. THEODORE COHEN: Just one last  
14                  comment. As I've been going out to that area  
15                  all spring and summer long and I take people  
16                  from all over the area and from out of town,  
17                  and I think it's wonderful and incredibly  
18                  underused and under discovered.

19                  RICHARD McKINNON: It's amazing.

1                   H. THEODORE COHEN: And I think  
2 bringing in students will do nothing about  
3 enliven the area and make it a more popular  
4 area.

5                   RICHARD MCKINNON: Well, we hope so.  
6 I mean, I'm right next-door and it's amazing  
7 to look out at such a big park and so few  
8 people in it so often. I mean, it's really  
9 been one of the reasons why Martha and Shawna  
10 have just brainstormed on ways to like -- the  
11 ferris wheel was great. It was a lot of fun.  
12 But 5,000 people that probably didn't know  
13 much about that park sure as hell learned a  
14 lot about it in two days last week getting  
15 down there. And the same thing with the  
16 several thousand people that came to the  
17 movies.

18                   HUGH RUSSELL: Okay, let's do it.  
19                   The application which covers various

1 criteria for approval of and most of the  
2 comments about the criteria is there's no  
3 change, and so I think we would make a  
4 preliminary determination to approve this and  
5 refer to the findings that have been  
6 suggested. You can rely on those findings.

7 STEVEN WINTER: So moved Mr. Chair.

8 STEVEN COHEN: Second.

9 HUGH RUSSELL: Okay. On the motion?

10 (Raising hands.)

11 HUGH RUSSELL: All members voting in  
12 favor.

13 RICHARD McKINNON: Thanks very much.  
14 And just procedurally it says that we'll be  
15 back on the 22nd. Liza had asked us actually  
16 to push ahead so that you could do the  
17 medical marijuana hearing. So I don't think  
18 we're coming back. Is it the 29th, Liza, for  
19 the second hearing?

1                   LIZA PADEN: You're on for the 29th  
2                   at 344 Broadway and I'm sending out new  
3                   notices and mailings and newspaper notice.

4                   RICHARD McKINNON: Great. And we  
5                   changed the signs, too.

6                   Thank you.

7                   HUGH RUSSELL: Great.

8                   The last item on our agenda is the  
9                   Walker Petition. And this is an unusual  
10                  matter because the Walker Petition is a  
11                  re-file Phillips Petition. I understand that  
12                  the City Council is not going to take action  
13                  on it. They have not scheduled a required  
14                  hearing. So the suggestion is that we open  
15                  the hearing and then close the hearing.

16                  Mr. Teague is representing the  
17                  petitioner.

18                  CHARLES TEAGUE: So we're going to  
19                  open the hearing and close the hearing?

1                   HUGH RUSSELL: I'm opening it. You  
2 say what you'd like to say and then we can  
3 move on.

4                   CHARLES TEAGUE: Well, I'd like to  
5 close the hearing.

6                   HUGH RUSSELL: I'm going to coach  
7 you a little bit.

8                   CHARLES TEAGUE: Okay, please.

9                   HUGH RUSSELL: I think what we said  
10 in our recommendation that we said up here at  
11 the table was there's one important matter in  
12 this petition which deals with the setback  
13 from buildings to the Linear Park. And  
14 because of the way in which the side and rear  
15 yards are determined in the city, it's  
16 possible to have a building that would be too  
17 close to the park. And so I think we're in  
18 an agreement that that's something that needs  
19 to be fixed. Because of the Council action

1           this isn't the right vehicle to do it, but  
2           maybe there will be another petition that  
3           would simply fix that, establish a minimum  
4           setback. Charles, you said 25 and I don't  
5           remember what we said.

6                     CHARLES TEAGUE: It was 25, yes.

7                     HUGH RUSSELL: 25 isn't -- that's  
8           only the other side of this room. For a  
9           small parcel it may make sense, but for a  
10          larger parcel, it probably doesn't make  
11          sense.

12                    But anyway, okay.

13                    CHARLES TEAGUE: There was also -- I  
14          was also looking through this, and at the  
15          very end of it, it was something I always  
16          thought was a typo in the Zoning Ordinance  
17          which is in Section 19.46 areas of special  
18          planning concern. Special District 2 always  
19          seemed that it should have been in there when



1 I cross-referenced it through the rest of the  
2 Zoning Ordinance, and that's one other thing  
3 to consider as a minor, as a minor  
4 correction, you know. If we're putting in  
5 changes. But other than that, that's what I  
6 have to say.

7 HUGH RUSSELL: I'm wondering if we  
8 should file the setback petition.

9 STEVEN WINTER: Should we ask for a  
10 recommendation from staff?

11 HUGH RUSSELL: If we're agreed that  
12 that's a good idea. I mean, if we file it,  
13 it's just simpler. It doesn't -- then people  
14 can come and address it.

15 STEVEN WINTER: Just so I'm not  
16 being misunderstood, by recommendation from  
17 staff I would mean for them to look at  
18 research and analyze the question and then  
19 respond to us.

1 HUGH RUSSELL: Exactly.

2 STEVEN WINTER: Okay.

3 HUGH RUSSELL: I mean I think given  
4 the legislative calendar for the year it's  
5 not something we would do until the beginning  
6 of next year because it can't be acted upon  
7 this year. So we -- okay.

8 So does anyone else wish to be heard on  
9 the Walker Petition tonight?

10 (No Response.)

11 HUGH RUSSELL: Okay. So we'll close  
12 the hearing and we'll -- and if we want to  
13 send a report to the City Council, it would  
14 be to say what we just said that we'd like  
15 staff to consider the question of filing the  
16 Planning Board petition that would address  
17 the one or two issues.

18 STEVEN WINTER: I think we need to  
19 inform them, Mr. Chair, yes.

1

HUGH RUSSELL: Okay.

2

All right. Then if there's no more

3

business before us, we're adjourned.

4

(Whereupon, at 10:00 p.m., the

5

Planning Board Adjourned.)

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**ATTACH TO PLANNING BOARD**

**DATE:** 10/0113

**REP:** CAZ

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BRISTOL, SS.**

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